AGENDA
TOWN OF JUPITER ISLAND
TOWN COMMISSION MEETING
TUESDAY, MAY 19, 2026, 9:00 AM
ISLAND ROOM – TOWN HALL – 2 BRIDGE ROAD

PLEDGE OF ALLEGIANCE

CALL TO ORDER AND ROLL CALL

AGENDA APPROVAL AND COMMENTS*

Mayor/Commissioner Comments*

a. Commissioner/Town Manager/Town Attorney Comments
b. Agenda Approval

The Town Commission meeting will recess at approximately 12:00 PM to conduct a closed-door Attorney-Client Session in the Town Hall Conference Room, which is estimated to last approximately one hour, but may continue as long as necessary to conduct required business. The Town Commission will reconvene once the Attorney-Client Session has adjourned.

Public Comment (Non-Agenda Related)

Public Comment is an opportunity for the Mayor and Town Commissioners to listen to any issue(s) of importance to you. Public Comment is offered at the beginning of our meetings, in the event attendees cannot stay in chamber for the agenda item or meeting duration. If you elect to address an item on today's agenda during opening Public Comment, we ask that you please refrain from re-addressing the item during Public Comment at the agenda item.

CONSENT ITEMS

1. Consent Agenda

Category A- To be reviewed and approved (as is or as edited) by the Town Commission

a. Minutes of the April 22, 2026, Town Commission Meeting
b. Fixed Asset Disposals

Category B- Other Informational Materials (No Action Required)

a. Minutes of April 2, 2026, Development Review Board Meeting
b. Minutes of February 19, 2026, Pension Committee Meeting
c. Minutes of February 19, 2026, Defined Contribution Plan Committee Meeting

d. Minutes of January 7, 2026, Local Planning Agency Meeting

PRIORITIES AND PRESENTATIONS

Paul Nicoletti - Special Magistrate - Code/Public Safety Enforcement Discussion *

COMMISSION ACTION ITEMS

2. Martin County Ocean Rescue Application
3. Town Code Text Amendment Application
4. Ordinance No. 420 — Board and Administrative Approval - 1st Reading
5. Ordinance No. 421 - Repealing Ordinance No. 403 and Permitting Gas Powered Leaf Blowers - 1st Reading
6. Invitation to Bid (ITB) 2026-04 - Landscape and Irrigation Services Bid Award
7. Public Safety Remodel Spending Authorization
8. Boards and Committees Vacancies and Appointments

ADDITIONAL COMMISSION MATTERS

9. Comprehensive Plan Review - Kimley Horn
    a. Infrastructure Element*
    b. Coastal Management Element*
    c. Conservation Element*
10. Vulnerability Assessment Update* - Cummins Cederberg
11. Appeal Process Review Discussion
12. Basement - Floor Area Discussion

STAFF REPORTS

13. Town Manager’s Report*
14. Town Attorney Report*
15. Finance Department Report
16. Building Department Report
17. Public Works Report*
18. Public Safety Department Report

OTHER ITEMS

19. Meeting Dates

20. Other Items*

** No advanced materials provided*

TOWN COMMISSION

Penny Townsend, Mayor
Anne Scott, Vice Mayor
Marshall Field VI, Commissioner
Patricia Warner, Commissioner
Joseph Taddeo, Commissioner

ADMINISTRATIVE STAFF

Town Manager, Robert Garlo
Town Attorney, Kyle B. Teal
Town Clerk, Kimberly Kogos

TOWN VISION

The Town of Jupiter Island is a barrier island community, between the Indian River Lagoon and the Atlantic Ocean, where the beauty of nature will always dominate the presence of man. Our vision for the future is illustrated by the traditions of the past, formed by a community of caring individuals who, with imagination and heart, have combined the island's beautiful gifts of nature with those of tradition and family. Inherent in the character of the Town are tranquility, seclusion and safety. The residents of Jupiter Island will faithfully endeavor to preserve and nurture their unique community for all future generations

STATE MANDATED STATEMENT

If a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he will need a record of the proceedings, and that, for such purpose, he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Any person requiring a special accommodation at this meeting because of a disability or physical impairment should contact the Town prior to the meeting. Please contact the Town Hall, 2 Bridge Road, Hobe Sound, FL 33455, telephone (772) 545-0103.

PUBLIC NOTICE OF PRIVATE ATTORNEY-CLIENT MEETING

TOWN OF JUPITER ISLAND, FLORIDA

TO THE CITIZENS OF THE TOWN OF JUPITER ISLAND, FLORIDA

Please be advised that the members of the Town of Jupiter Island Town Commission will hold a **private Attorney-Client session on TUESDAY, MAY 19, 2026 beginning at 12:00 P.M.** in the Town Manager's Conference Room, located in Town Hall, 2 Bridge Road, Hobe Sound, FL 33455. During the regularly scheduled Town Commission Meeting on this same day, the Commission will recess to a private Attorney-Client session at approximately **12:00 pm** in the Town Manager's Conference Room as authorized by §286.011(8), *Florida Statutes* to discuss pending litigation in the case styled:

(1) *DAVID S. SLAN, JOANNA C SLAN, ARTHUR HANSEN AND ANTHONY HANSEN V. TOWN OF JUPITER ISLAND, 19th Circuit Court Case No.: 23-00-1607-CAAA.*

The members of the Town Commission expected to attend the private Attorney-Client session include: Mayor Penelope "Penny" Townsend, Vice-Mayor Anne Scott, Commissioners Marshall Field VI, Patricia "Patsy" Warner and Joseph "Joe" Taddeo, Town Attorney Kyle B. Teal, Special Counsel, Raquel "Rocky" Rodriguez, and Town Manager Robert Garlo and/or Assistant Town Manager John Duchock.

The Attorney-Client session is expected to begin at approximately 12:00 P.M., and is anticipated to last for approximately 1 hour, however, it may continue so long as the members of the Town Commission determine necessary. At the conclusion of the private Attorney-Client Session, the members of the Town Commission will re-convene their regular meeting in the Town Commission Chambers and take up any other items on the agenda.

For information, please contact Kimberly Kogos, Town Clerk at 772-545-0100.

Posted: 05/13/2026

MINUTES
TOWN OF JUPITER ISLAND
TOWN COMMISSION MEETING
WEDNESDAY, APRIL 22, 2026

TIME: Wednesday, April 22, 2026 – 9:00 AM
PLACE: Town Hall Island Room – 2 Bridge Rd., Hobe Sound, FL
PRESENT: Present were Mayor Penny Townsend, Vice Mayor Anne Scott, and Commissioners Marshall Field VI, Patricia Warner and Joseph Taddeo. Also present were Town Manager Robert Garlo, Town Clerk Kimberly Kogos, Town Attorney Kyle B. Teal and IT Director Bill Sutton.

PLEDGE OF ALLEGIANCE

CALL TO ORDER AND ROLL CALL

Mayor Townsend called the meeting to order at 9:01 AM and read the Town Vision Statement.

AGENDA APPROVAL AND COMMENTS*

A. Mayor/Commissioner Comments*
   a. Commissioner/Town Manager/ Town Attorney Comments
   b. Agenda Approval

Town Manager Garlo suggested pulling Resolution No. 952 from the agenda and pausing the Zoning in Progress due to potential implications associated with Senate Bill 180. The Town Commission reached consensus to remove the item from the agenda at this time.

Mayor Townsend requested that Agenda Items 6 and 7 be moved to Additional Commission Matters because the items were not ready for first reading. The Town Commission reached consensus to amend the agenda accordingly.

Mayor Townsend also noted that the Comprehensive Plan discussion would be limited to Elements 1 through 3.

MOTION: ***Vice Mayor Scott/Commissioner Warner moved to approve the agenda as amended***
ACTION: ***Motion Passed 5-0.***

Mayor Townsend announced the Town Commission would recess at 12:00 PM for a closed-door Attorney-Client Session.

B. Public Comment*

Resident Bonnie Schiralli provided comment regarding winter construction, peaceful and quiet enjoyment, enforcement, etc. She referred to an email she sent to the Commissioners last week, and a 4-acre parcel that was sold and could be subdivided which is a concern. Mayor Townsend stated the email was received and good points were made. She noted this will be discussed later in the meeting.

County Manager Don Donaldson and District 3 Commissioner Blake Capps were acknowledged and welcomed.

CONSENT ITEMS

1. Consent Agenda

MOTION: ***Commissioner Taddeo/Vice Mayor Scott moved to approve as presented.***
ACTION: ***Motion Passed 5-0.***

Category A- To be reviewed and approved (as is or as edited) by the Town Commission

a. Minutes of the March 25, 2026, Town Commission Meeting

Category B- Other Informational Materials (No Action Required)

a. Minutes of February 5, 2026, Development Review Board Meeting - approved on April 2, 2026
b. Minutes of March 16, 2026, Beautification Committee Meeting

COMMISSION ACTION ITEMS

2. Kimley Horn Contract Amendment

MOTION: ***Commissioner Field/Commissioner Taddeo moved to approve but not to exceed $42,000.***

ACTION: ***Motion Passed 5-0.***

Director Duchock explained the second Kimley-Horn contract amendment, which reflected the Town Commission's prior direction to request an extension for Comprehensive Plan transmittal. He stated the amendment included additional meetings in April, May and June, a revised draft in September, and related staff coordination and legislative review. The amendment increased the contract by a not-to-exceed amount of $42,000, including $8,000 for an additional draft and $34,000 for meeting preparation, presentations, memoranda and coordination.

Discussion ensued regarding the cost of the amendment and whether Kimley-Horn needed to attend each meeting in person. Consensus was reached for Ms. Palmer to participate remotely at the next meeting, with future participation evaluated as needed.

3. Comprehensive Plan Review – Kimley-Horn

Ms. Ali Palmer of Kimley Horn presented the newest draft (3) of the Comprehensive Plan including Vision Purpose and Profile and the first three elements, Future Land Use, Transportation and Housing. She reviewed the project schedule as it stands currently. She confirmed that between July and August, Kimley-Horn and the Town Attorney will confer to stay compliant with any new state legislation. It was suggested to keep legislative consultant Ken Pruitt in the loop. Town Manager Garlo confirmed that Mr. Pruitt communicates all bills that have been signed by the Governor and has been an interest to the Town.

Ms. Palmer reviewed the draft element by element. Mayor Townsend requested edits to the Town Vision Statement to retain "seclusion" instead of "serenity," correct the property appraiser value, and review the population data. Commissioner Field expressed concern that the population information appeared outdated and stated current data should be used in the Comprehensive Plan. Mayor Townsend also

requested clarification in the potable water well-field language to specify that no such facilities exist within Town boundaries.

For the Future Land Use Element, Mayor Townsend and Commissioners reviewed several edits, including duplicated policies, numbering corrections, and revisions to language regarding density, urban sprawl, enforcement, redevelopment, concurrency, and community character. Town Attorney Teal advised adding language requiring compliance with state law where appropriate, particularly for density-related policies. He also noted that pending legislation may affect language related to community character and denial of applications.

Discussion also occurred regarding the use of "should" and "shall," with Town Attorney Teal explaining that "shall" creates a stronger mandatory obligation, while "should" allows more flexibility where outside agencies, state requirements, or future conditions may affect implementation.

For the Transportation Element, the Town Commission discussed right-of-way maintenance language, including whether the reference to North Beach Road should remain. The Town Commission also noted numbering corrections and reviewed language related to traffic calming, the South Beach Road feasibility study, and maintenance of vegetation within public rights-of-way.

For the Housing Element, the Town Commission requested minor sentence-structure edits, including language regarding the Town's commitment to meet housing needs within the Town and added "as well as" for clarity in one policy.

Commissioner Field questioned whether the Local Planning Agency (LPA) was being used sufficiently during the Comprehensive Plan process. Town Manager Garlo stated that an LPA workshop was scheduled for April 28, 2026, and that the LPA would review the same materials before the Town Commission. Town Attorney Teal explained that substantive Comprehensive Plan changes must ultimately go before the LPA for a transmittal hearing before final Town Commission action. The Town Commission requested that LPA comments from the April 28 workshop be provided.

The Town Commission recessed at 9:55 AM and reconvened at 10:06 AM.

4. Martin County Ocean Rescue Application

Town Manager Garlo introduced the presenters and honorable officials present. Mayor Townsend read the purpose statement of the Town Commission in this quasi-judicial hearing.

Town Clerk Kogos swore in all individuals intending to speak, including Building Director Catherine Harding, Mr. Aaron Stanton of MBV Engineering, County Administrator Don Donaldson, Fire Rescue Chief Chad Chinciulli, Mr. Joe Barry of CPZ Architects, Ocean Rescue Chief Ian Magella, and Public Works Director John Duchock

Ex-Parte Communication:
Commissioner Warner initially disclosed no ex-parte communication. At Town Attorney Teal's request, Commissioner Warner later supplemented her disclosure and stated that she had a prior one-on-one meeting with County representatives, including County Administrator Donaldson.

Commissioner Taddeo had no ex-parte communication.

Mayor Townsend stated that she had read all materials, was familiar with the public beach, had participated in prior meetings with the County regarding draft stages of the project, had spoken with staff, and had requested legal clarification regarding the variance.

Commissioner Field initially stated that he had visited the site. At Town Attorney Teal's request, Commissioner Field later supplemented his disclosure and stated that he believed he had met with Commissioner Jenkins and the architect, but did not recall who else was present.

Vice Mayor Scott initially disclosed no ex-parte communication. At Town Attorney Teal's request, Vice Mayor Scott later supplemented her disclosure and stated that she had met with representatives from the County, Public Safety and Fire Rescue, but did not recall all individuals present.

Application:
Director Harding introduced the application and provided a brief explanation of the variance request.

County Administrator Donaldson provided opening comments and stated that the County was present to explain the hardship supporting the variance request.

Mayor Townsend requested that the application be reviewed in sections, beginning with the variance, followed by demolition and site plan matters.

Mr. Stanton explained the request for a variance from the 2025 Waterfront Setback Line and reviewed aerial images, site history, and the proposed redevelopment plan. He stated that the County has maintained the beach property since 1945, the beach access existed as early as the 1950s, and the proposed project would keep the easterly footprint predominantly the same with no additional encroachment toward the ocean.

Director Duchock was sworn in and confirmed that the Waterfront Setback Line had not moved in this area between 2019 and 2025.

Mr. Stanton reviewed the proposed improvements, including a new restroom building, replacement pavilion, 850-square-foot ocean rescue building, stabilized turf block pathway for emergency vehicles, new plaza area, relocated handicap parking spaces, and increased landscape buffering for adjacent residential properties. He stated that the request met the variance criteria because the project would be in harmony with the applicable Town Code, Land Development Regulations and Comprehensive Plan; represented the minimum variance needed to allow continued reasonable use of the property; addressed a unique hardship associated with the County's public safety obligations and the Public Lands District zoning; would not substantially interfere with or injure the health, safety or welfare of affected property owners; and did not request a reasonable accommodation exemption.

Mayor Townsend read from Town Attorney Teal's memorandum regarding a governmental entity requesting a variance from another governmental entity. The memorandum stated that Martin County's variance application should conform to the Town's procedures, but should also be evaluated under the balancing-of-public-interests test established by Florida case law and confirmed by Attorney General opinions. The Town Commission was advised to review the public interests involved, including the proposed meritorious use, public benefits, alternative locations, environmental impacts, effects on neighboring properties, and impacts to the Town's zoning plan and community interests.

Fire Chief Chinciulli addressed the public safety portion of the request and explained that the current ocean rescue facility consists of a small 10-by-10 room used for staff, meal breaks, restroom access, medical supplies and patient triage. He stated that the existing conditions created sanitation, health, safety and employee well-being concerns. He reported that during a six-year period, the beach had 64

emergency calls, 46 patient transports, 32 water rescue-related incidents, 35,410 preventative actions and two fatalities in 2025. He emphasized that a dedicated ocean rescue facility would provide improved triage space, proper storage for life-saving equipment, better operational readiness and continued visibility during inclement weather.

Vice Mayor Scott asked about ocean rescue facilities at other Martin County beaches and expressed concern regarding the sufficiency of the evidence supporting the variance, including notice, process, hardship, alternative locations and the lack of specific data.

Commissioner Field raised concerns regarding prior discussions with the County, including septic-to-sewer commitments, the bridge, traffic impacts, beach access, and what benefit the proposed project would provide to Town residents.

County Administrator Donaldson stated that the County remained willing to commit to a future septic-to-sewer connection when feasible and to continue discussions regarding the bridge.

Commissioner Warner expressed support for the proposed facility and stated that the County had made design revisions to better fit the Town's character.

Commissioner Taddeo also expressed support and stated that the County had provided sufficient information to support the variance request.

Mayor Townsend stated that she agreed there was a need to improve the lifeguard facilities, but also agreed with concerns regarding alternative locations, particularly for the restroom building. She preferred a unanimous vote and suggested that the County return in May with additional information addressing the concerns raised.

Resident Jay Wilson submitted an online question asking whether the ocean rescue facility would be presented to the Development Review Board. Town Manager Garlo explained that it would not because applications in the Public Lands District are heard directly by the Town Commission.

County Administrator Donaldson agreed to return in May with additional information and noted that the County and Town had an expired agreement regarding parking. He stated that parking capacity and service levels for Hobe Sound residents would be important considerations if alternative site layouts were reviewed.

Vice Mayor Scott stated that the Town's Land Development Regulations appeared to require the parking lot to be demolished and reconstructed as part of the demolition approval, which may require an additional variance or further review.

Mayor Townsend also noted that the standards for impact review would need to be addressed when the application returned.

Commissioner Field requested a copy of the interlocal agreement regarding parking.

Vice Mayor Scott requested guidelines or case law regarding deliberation and/or interpretation regarding economic impacts.

Town Attorney Teal explained that Martin County remained subject to the Town's procedures and required to present competent substantial evidence, with the additional consideration of the balancing-of-public-interests test applicable to governmental applicants.

MOTION: Commissioner Field/Vice Mayor Scott moved to postpone hearing.
ACTION: Motion Passed 4-1

The Town Commission recessed at 11:25 AM and reconvened at 11:33 AM.

5. Resolution No. 952 - Zoning in Progress regarding Basements

This agenda item was pulled from today's agenda.

6. Ordinance No. 419 - Off-Site Contractor Parking - 1st Reading

This agenda item was heard immediately following Agenda Item 9.

Mayor Townsend questioned what problem the ordinance was intended to solve and whether it could create new issues by limiting off-site parking options for small construction sites.

Commissioner Field explained that on-site parking may help contractors, but could negatively affect nearby residents through traffic, deliveries, noise and other construction impacts.

Discussion ensued regarding whether the issue was related to parking, traffic or enforcement. Mayor Townsend stated that contractors should be required to have a parking plan, and Commissioner Field stated that recurring parking problems should be addressed through enforcement.

Commissioner Warner suggested the ordinance may over-manage the issue due to insufficient code enforcement and noted that voluntary neighbor parking arrangements could reduce impacts if vehicles are not visible or disruptive.

Town Attorney Teal stated that he had revised the ordinance with input from Chief Ewing and could discuss it further with Commissioners.

Consensus was reached not to bring the ordinance back at this time.

7. Ordinance No. 420 - Board and Administrative Approval - 1st Reading

This agenda item was heard immediately following Agenda Item 6, which was heard after Agenda Item 9.

Mayor Townsend stated that the item related to after-the-fact requests for approval and the need for a clear process if a project deviates from an approved plan. She noted Town Attorney Teal's memorandum included two options, with Option 2 adding a definition of substantial compliance.

Town Attorney Teal explained that Option 1 would require any change to return to the original approving body, while Option 2 would allow limited administrative approval for changes in substantial compliance with the original approval.

Discussion ensued regarding whether minor deviations should be handled administratively, how narrowly substantial compliance should be defined, and whether the Town Commission should receive notice of administrative approvals.

Resident Bonnie Schiralli provided comment regarding a nearby construction project and described ongoing impacts from parking, trucks, dumpsters, weekend work and limited enforcement. She stated the

project appeared to expand beyond a minor renovation and noted neighbors did not receive notice.

Commissioner Field expressed concern regarding enforcement and stated that repeated violations should result in stronger action.

Town Manager Garlo stated that the Special Magistrate advised that parking on public property is a law enforcement matter, while parking on private property is a code enforcement matter. Commissioner Field requested that Chief Ewing prepare an enforcement plan.

There was consensus to bring back an ordinance based on Option 2, with a narrow definition of substantial compliance, clear administrative boundaries, notice to the Town Commission, stronger code enforcement language and a requirement that unpermitted deviations be referred to code enforcement. Town Attorney Teal stated that the revised draft would be provided before the next meeting.

Attorney Teal announced that the Attorney-Client meeting will be rescheduled to May.

The Town Commission recessed for lunch at 12:09 PM and reconvened at 12:30 PM.

8. Financial Auditing Services Engagement Renewal

Agenda Item 8 was heard immediately following Agenda Item 4.

Director Pazanski provided background information explaining the renewal request.

MOTION: ***Commissioner Field/Commissioner Taddeo moved to enter a 1-year engagement with Maldwin Jenkins for $58,500 and authorize the Mayor to sign the annual engagement agreement.***
ACTION: ***Motion Passed 5-0.***

9. Beautification Committee Member Reappointments and Appointment

Mayor Townsend explained that the Beautification Committee Members are appointed and reappointed in April each year after their associated organizations appoint their representative. She announced that Joyce Vicenzi has stepped down as the Historical Society representative and Sophie Mellon will be appointed as the representative on the Beautification Committee. All other Beautification Committee Members will be reappointed.

MOTION: ***Commissioner Field/Commissioner Taddeo moved to appoint Sophie Mellon to the Beautification Committee.***
ACTION: ***Motion Passed 5-0.***

MOTION: ***Commissioner Field/Commissioner Taddeo moved to reappoint the terms for the expiring members of the Beautification Committee.***
ACTION: ***Motion Passed 5-0.***

ADDITIONAL COMMISSION MATTERS

10. Basements and Maximum Floor Area Discussion

Vice Mayor Scott provided a memo regarding basements on barrier islands. She referred to a

conversation she had with a professional a few years ago who stated there are no articles of hardened basements on barrier islands. He stated there are none since the idea of a basement on a barrier island is absurd. She recently checked with ChatGPT (AI) which provided a similar response, that she distributed.

Discussion continued regarding bulk and floor area.

Resident Scott Hughes provided comments regarding basement regulations. Currently, developers cannot build any floor lower than 8' above sea level. He mentioned swimming pools that do create similar issues as a basement but are permitted. He suggested giving this matter to the LPA to investigate.

Commissioner Taddeo raised concerns regarding fill, Senate Bill 180, and whether basement space should be limited to storage, utilities, garages or similar uses, with no living space. Commissioner Warner stated that basements and basement garages should be allowed where elevation permits, provided they are limited to storage, mechanical and garage uses. Mayor Townsend agreed with allowing basement space for non-living purposes where existing elevation supports it, while also considering stormwater and storm surge concerns.

Commissioner Field stated that basement space should be limited to utilities, mechanical rooms, storage and garages, with no living space, and suggested considering restrictions on bathrooms and requirements for first responder access. Town Manager Garlo noted that the Fire Marshal reviews applications and suggested considering a limited percentage or covenant approach for basement areas. Vice Mayor Scott stated that she remained concerned about hardened areas affecting neighboring properties and whether basement areas should count toward floor area.

Vice Mayor Scott requested input from an engineer or coastal hydrology professional regarding potential impacts.

Town Manager Garlo and Town Attorney Teal stated they had enough direction to bring back options next month. Town Attorney Teal stated he would also consult with Mr. Hughes and Director Harding and consider SB 180 implications.

MOTION: ***Commissioner Field/Commissioner Taddeo moved to lift the Zoning in Progress (ZIP) regarding basements.***
ACTION: ***Motion Passed 5-0.***

11. Winter Construction Ordinance Discussion

Discussion ensued regarding proposed winter construction regulations, including noise and decibel limits, winter and summer construction hours, Saturday work, construction traffic, site buffering and enforcement. Mayor Townsend questioned whether construction hours should be consistent year-round and noted concerns received from residents regarding quiet enjoyment and quality of life.

Resident Scott Hughes commented that several active contractors had met to discuss best practices related to noise, buffering and traffic. He stated the contractors were willing to work with the Town on reasonable standards, but wanted assurance their input would be considered.

Commissioner Field stated that the goal should be to develop an ordinance before the next winter season and suggested that contractors meet with Town Manager Garlo to develop proposed best practices.

Discussion continued regarding uniform construction hours, failed buffers, enforcement, repeat violations and possible shutdowns for noncompliance.

Public Comment:
Resident Bonnie Schiralli commented on construction start times and enforcement concerns. She supported consistent construction hours year-round, suggested an 8:00 a.m. start time to align with Public Safety shift change, and referenced prior "three strikes" enforcement practices.

The Town Commission agreed that staff would provide progress updates in May and June, with a goal of bringing back proposed best practices or ordinance language by mid-summer.

12. Appeal Process Review Discussion

Town Attorney Teal introduced the appeal process review and summarized proposed revisions intended to clarify when a stay would take effect after a notice of appeal.

Vice Mayor Scott requested that the item be deferred to May to allow additional time for review. Mayor Townsend requested that the revised language clarify whether only the portion of work under appeal would be stayed.

The item was deferred to the May meeting.

STANDING REPORTS

13. Town Manager's Report

a. Traffic Study Update*

Town Manager Garlo stated that he met with traffic consultant Tom Hall and toured the island. He explained that the traffic study would address South Beach Road, resident concerns regarding traffic and bicycles, and potential impacts if the Town acquired the road. He noted that public workshops and stakeholder participation would occur after November 1, when more residents return for the season.

Town Manager Garlo also stated that Mr. Hall would review traffic calming options for North Beach Road, including temporary speed tables, and would evaluate the fork area on South Beach Road for possible safety improvements, including a potential stop sign.

Commissioner Warner noted safety concerns at the fork on South Beach Road and suggested a stop sign be considered.

Public Comment:

Resident Kate Nelson commented on traffic backups near Bridge Road and Gomez Road when vehicles are waiting to access the public beach and suggested reviewing bridge timing and public beach hours. Town Manager Garlo stated that the Town would continue exploring whether the bridge could be placed on a time schedule.

Resident Ken McBrayer questioned the benefit of studying acquisition of South Beach Road if the Town would remain limited in its ability to regulate traffic, bicycles and roadway use. Mayor Townsend stated that the study should help answer those questions.

14. Town Attorney Report

a. 501(c)(3) Information Update*

Town Attorney Teal requested an Attorney-Client Session in May regarding the Slan v. Town case and reported that expert depositions had been completed, with motions for summary judgment due May 20.

Town Attorney Teal also reviewed 501(c)(3) authority and stated that nonprofit board authority would be governed by bylaws and articles of incorporation.

Beautification Committee Chair Ken McBrayer stated the goal was only to provide a vehicle for donations toward the Bridge Road ficus allée.

Discussion ensued regarding whether donations could instead be made to an existing Town beautification or restricted fund. Mr. McBrayer agreed to discuss options with Finance Director Pazanski.

15. Financial Department Report

Director Pazanski stated that revenues are tracking higher this time of year per usual and expenditures are tracking at 40%, all within expectations. A budget amendment is probably forthcoming in July but was expected. He reviewed General Fund Reserves and explained a surtax for conservation projects.

Mayor Townsend stated that the Town was nearing its policy limit for unrestricted reserves at 50% and asked staff to remain mindful of the limit during the upcoming budget process. She also noted concern regarding legal expenses and requested consideration of ways to constrain those costs during budget preparation.

16. Building Department Report

Town Manager Garlo briefly reviewed the Building Department report. He stated staff continued to refine the report based on Town Commission feedback.

Mayor Townsend requested future reports include any deviations from Development Review Board-approved plans and whether those deviations were approved.

Vice Mayor Scott requested clearer tracking of enforcement matters, including whether they originated from resident complaints or staff observation, and whether follow-up was handled by code enforcement or Public Safety.

Mayor Townsend also suggested training for flagmen and gatekeepers to clarify expectations for traffic control and keeping vehicles out of the roadway. Town Manager Garlo stated he would address those issues during upcoming meetings with contractors.

Commissioner Field stated that while officers may be permitted to take breaks during a shift, he questioned the need for multiple Public Safety vehicles to be parked together at the same time.

17. Public Works Department Report

Director Duchock reported that the Beautification Committee met on April 7 and reviewed two strangler fig relocations and the final Bridge Road ficus allée management plan. He stated the trees would be root

pruned and were expected to be relocated in early June.

Director Duchock also reported that the townwide vulnerability assessment was finalized and accepted by DEP. He stated a project story map was being prepared for the Town's website and should be completed in May, with next steps to include priority projects, adaptation measures and potential grant funding.

18. Public Safety Department Report

Chief Ewing reviewed the March activity report, including 167 calls for service, two arrests, 52 traffic stops, 18 marine patrols, no major crimes and minimal beach activity. Average response times were 1.7 minutes for medical calls and 2.8 minutes for fire calls.

Chief Ewing stated that Public Safety forwards all Town ordinance violations to the Building Department for follow-up. March violations included parking in the right-of-way, no flag person present, work outside permitted hours and other ordinance violations.

Commissioner Taddeo was excused from the meeting at this time.

OTHER ITEMS

19. Meeting Dates

- April 22, 2026 – Town Commission Meeting – 9am
- April 22, 2026 – Beach Protection District Meeting – 1pm or Directly Following Town Commission Meeting
- May 18, 2026 – SMRU Board Meeting – 9am
- May 19, 2026 – Town Commission Meeting – 9am
- May 19, 2026 – Beach Protection District Meeting – 11:30am or Directly Following Town Commission Meeting
- June 22, 2026 – Town Commission Meeting – 9am
- June 22, 2026 – Beach Protection District Meeting – 1pm or Directly Following Town Commission Meeting

The Town Commission agreed to schedule the July SMRU Board Meeting for July 21, 2026 and the July Town Commission and Beach Protection District meetings for July 22, 2026.

20. Other Items*

Mayor Townsend reported that she attended the Treasure Coast Regional League of Cities meeting, where data centers were discussed, including three active proposals in Indiantown. She also noted that the Florida League of Cities offers a grant writing webinar, grant resources, advocacy teams and policy committees, and encouraged elected officials and staff to participate.

Mayor Townsend announced that the May meeting would be her last meeting and that she would be stepping down from the Commission. Town Manager Garlo suggested scheduling a special meeting after the regularly scheduled May meeting to select a new Mayor and appoint a new Commissioner. The Town Commission agreed to hold the special meeting on May 20, 2026, and Town Manager Garlo requested recommendations for a new Commissioner.

Commissioner Warner asked about one-on-one meetings with the Club. Town Manager Garlo explained that the Club planned to bring forward a proposal regarding the Recreation Club District (RCD).

Commissioner Field requested that Town Attorney Teal participate in the one-on-one meetings.

No additional matters were discussed.

Mayor Townsend adjourned the meeting at 2:53 PM.

Respectfully submitted,

_____
Kimberly Kogos, Town Clerk

TOWN OF JUPITER ISLAND

TO : Mayor and Commissioners

FROM : Danielle Losquadro, Senior Accountant

RE : Disposal of Property

DATE : 5/19/26

In accordance with the Town of Jupiter Island's Accounting Policy and Procedure Manual and Florida Statute 274.07, authority for the disposal of property shall be recorded in the minutes of the governmental unit. Property is defined as fixtures and other tangible personal property of a non-consumable nature.

Attached is a listing of items that have been identified as obsolete or the continued use of which is uneconomical or inefficient, or which serves no useful function or lost/stolen or unidentifiable. Upon receiving authority for disposal, these assets will be disposed of in accordance with established Town policies and procedures. Disposals will be recorded as required for auditing purposes.

Approved methods of disposal include public auction, donation, or scrapping, as appropriate.

Town of Jupiter Island
Property Disposal Listing
May 19, 2026

ASSET INFORMATION

Date Added	Location	Asset/Inventory/ Surplus	Asset ID#	Quantity	Description #1	Manufacturer	Model #	Serial #	Estimated Salvage Value	Disposal Method
4/28/2026	Public Works	Asset	100610	1	Vehicle, 2017 Ford F 150	Ford	F 150	1FTNF1CF3HKE24878	$ 12,000.00	Public Auction
4/28/2026	Beach	Asset	100937	1	ATV, 2024 Honda TRX420FM1R Four Trax Rancher	Honda	Fourtrax Rancher 4x4	1HFTE40K3R4004367	$ 800.00	Public Auction

MINUTES
TOWN OF JUPITER ISLAND
DEVELOPMENT REVIEW BOARD MEETING
THURSDAY, APRIL 2, 2026

TIME: Thursday, April 2, 2026 – 9:00 AM
PLACE: Town Hall Island Room – 2 Bridge Rd., Hobe Sound, FL
PRESENT: Present were Chair Judy Holden, Members Nancy Auth, Maria Bayazid, Deane Blazie, Jennifer Madden, Christina Whitney, and Alternate Members Christina Gidwitz, and Eleanor Seaman. Also present were Town Manager Robert Garlo, Building Director Catherine Harding, Attorney Michael Dutko, Town Clerk Kimberly Kogos, and IT Director Bill Sutton.

1. Call to Order and Comments

Chair Holden called the meeting to order and read the purpose statement of the Development Review Board. The Board members introduced themselves and a quorum was established. Chair Holden introduced the Town Staff and sitting Attorney Michael Dutko.

2. Minutes of the Development Review Board Meeting held on February 5, 2026

MOTION: ***Alternate Member Seaman/Member Auth moved to approve minutes as presented.***
ACTION: ***Motion Passed 7-0.***

Town Clerk Kimberly Kogos swore in Building Director Catherine Harding, Attorney Jared Gaylord of Marc R. Gaylord P.A., Richard Rutledge of Innocenti and Webel, and Scott Hughes of Scott Hughes Architects, resident Debbie Hobbs, and resident Tucker Johnson.

3. 79 Links Road -F-15- Island Core Residential District

This is the application of Truman M. Hobbs, Jr, represented by RFG General Contractors Inc., requesting the following:

A site plan approval for:

The addition of 113 square feet to the second floor for a walk-in closet, laundry, and water closet.

Ex-Parte Communication:

- *Member Whitney stated that she drove by the property, read the materials, and spoke with Director Harding.*
- *Member Blazie stated that he read the materials, spoke with Director Harding, and had no ex-parte communication.*
- *Member Madden stated that she drove by the property, read the materials, spoke with Director Harding, and had no ex-parte communication.*
- *Chair Holden stated that she visited the property, read the materials, spoke with Director Harding, noted Mr. Hobbs was present but there was no discussion.*
- *Member Auth stated that she drove by the property, read the materials, spoke with Director Harding, and had no ex-parte communication.*

- *Member Bayazid stated that she drove by the property, read the materials, spoke with Director Harding, and had no ex-parte communication.*
- *Alternate Member Seaman stated that she drove by the property, read the materials, spoke with Director Harding, and had no ex-parte communication.*

Director Harding introduced the application and provided a summary of the request.

Debbie Hobbs, property owner, introduced herself and explained her application request. She noted that the construction will be slightly visible from the Grassy Trail side of the property.

Chair Holden asked about the parking for construction vehicles. Mrs. Hobbs confirmed that staging would be predominantly in the back behind the house.

Member Bayazid confirmed the calculations with Mrs. Hobbs.

Public Comment:

There was no public comment.

Chair Holden read the standards for Impact Review. The Committee Members agreed with all standards for this application.

MOTION: ***Member Madden/Member Auth moved to approve the application of 79 Links Road as presented.***
ACTION: ***Motion Passed 7-0.***

4. 169 South Beach -B-40-1- Acre Estate Residential District

   This is the application of Tucker S. Johnson & Charlotte Elizabeth Johnson, represented by Jared Gaylord, Esq., of Marc R. Gaylord, P.A., requesting the following:

   A site plan approval for:

   The addition of a basement under a previously approved garage. The garage was approved by the Impact Review Committee meeting that was held on March 6, 2025.

Ex-Parte Communication:

- *Member Whitney stated that she drove by the property, read the materials, spoke with Director Harding, and briefly spoke with owners but not about the request.*
- *Member Blazie stated that he viewed the property, read the materials, spoke with Director Harding, and had no ex-parte communication.*
- *Member Madden stated that she drove by the property, read the materials, spoke with Director Harding, and had no ex-parte communication.*
- *Chair Holden stated that she visited the property, read the materials, spoke with Director Harding, noted a brief interaction with the house manager.*
- *Member Auth stated that she visited the property, read the materials, spoke with Director Harding, and had no ex-parte communication.*
- *Member Bayazid stated that she visited the property, read the materials, spoke with Director Harding, and had no ex-parte communication.*

- *Alternate Member Seaman stated that did not visit the property, read the materials, spoke with Director Harding, and had no ex-parte communication.*

Director Harding introduced the application and provided a brief summary of the request to add a basement under the garage that was previously approved but has not been constructed yet.

Attorney Jared Gaylord, representing the applicant, introduced himself and the property owner. He provided an overview of the existing property by displaying aerial and site photographs of the property, the survey, and site plans. He noted that per Ordinance 405, the proposed basement is not to be included in square footage calculations.

Architect Scott Hughes and property owner Tucker Johnson explained the current retaining wall and the previously approved garage structure.

Attorney Gaylord briefly reviewed the construction staging plan and gave an overview of the landscape plan.

Member Whitney asked about the existing equipment that is visible on the plans and Attorney Gaylord explained where that equipment would be relocated to mitigate noise and visual impact.

Member Blazie asked about the existing basement and how it would be connected to the proposed basement. Mr. Johnson confirmed the two will be connected.

Member Madden confirmed sufficient parking.

Chair Holden asked about the fill and Attorney Gaylord explained the fill will come from the excavated garage basement area. She also asked about DEP approval. Mr. Hughes explained DEP had approved the prior plan and had reviewed the current plan pending receipt of a letter of no objection from the Town following the hearing. He stated the application had been submitted to DEP four or five months earlier based on the current plan.

Attorney Dutko explained it was common for applications of this type to be submitted to DEP before local approval was obtained, as local government approval was typically the final component required before DEP could issue the permit.

Mr. Hughes further noted applicants unfamiliar with the process may not realize this sequence was standard and stated residential applications often remained under review for the standard 90-day period due to limited staffing and DEP's greater focus on commercial projects.

Member Bayazid asked about the existing seawalls and confirmed replacement. She asked about a demolition permit. Director Harding confirmed a permit would be required. Attorney Dutko said the approval could come with conditional approval of demo permit.

Public Comment:
There was no public comment.

Chair Holden read the standards for Impact Review. The Committee agreed that all standards have been met.

Attorney Dutko recommended an additional condition requiring a covenant to ensure the area remained non-living space and storage only for floor area ratio purposes.

The applicant agreed to the following conditions:

1. A demolition permit shall be obtained.
2. The area shall remain storage and non-living space only.

MOTION: ***Member Madden/Member Auth moved to approve the application of 169 South Beach Road as presented and with conditions as discussed.***
ACTION: ***Motion Passed 7-0.***

5. Other Items*

   a. Next Meeting - May 7, 2026 (Regular meetings to be held on the first Thursday of each month)

Director Harding confirmed there are applications for the next meeting.

   b. Other Matters

No other items were discussed.

Chair Holden adjourned the meeting at 9:51 AM.

Respectfully submitted,

_____
Kimberly Kogos, Town Clerk

Kimberly Kogos, Town Clerk

MINUTES
TOWN OF JUPITER ISLAND
PENSION PLAN COMMITTEE MEETING
THURSDAY, FEBRUARY 19, 2026

TIME: Thursday, February 19, 2026 – 9:00 AM

PLACE: Town Hall Conference Room – 2 Bridge Rd., Hobe Sound, FL

PRESENT: Chair Geddes (Ged) Parsons and Members Craig Donaldson, Town Manager Robert Garlo, Finance Director Matthew Pazanski and Assistant Town Manager/Beach Protection Director John Duchock. Also present were Town Clerk Kimberly Kogos and Mr. P. J. Gardner and Mr. Jimmy Robbins of AGW Capital Advisors.

Chair Geddes Parson called the meeting to order at 9:08am.

1. Approval of Minutes

   a. Minutes of December 4, 2025, Pension Board Meeting

MOTION: Member Duchock/Member Garlo moved to approve the minutes of December 4, 2025, Pension Board Meeting

ACTION: Motion Passed 5-0.

2. AGW Capital Advisors, Inc. – Performance Review and Capital Markets Update

Mr. P.J. Gardner of AGW Capital Advisors began the discussion by reviewing the Capital Market Updates for the fourth quarter of 2025. He summarized the growth and trends and stated the portfolio "weathered the storm very well." He reported the ending balance of the Defined Benefit Plan at $11,234,493. He covered the Performance Review and noted the growth of each asset class.

Member Craig Donaldson inquired about the appreciation of international stocks. Mr. Gardner gave a summary of global market trends that affected international stocks and speculated on the potential effects of continuing U.S. tariffs.

Mr. Gardner reviewed several charts displaying national growth and market instability patterns. He noted trends in labor market dynamics that show strong signs of stagnated wage growth compared to unemployment rates. He discussed the continuing rise of gold prices and the decoupling from U.S. Treasuries.

Town Manager Garlo left the meeting at 10:05am

Mr. Jimmy Robbins provided a review of AGW Capital's rebalancing recommendations for quarter 1 of FY 2026.

MOTION: Member Pazanski/Member Donaldson moved to approve the rebalancing recommendations as presented.

ACTION: Motion passed 4-0.

Chair Parsons commented on the increasing oil prices and the effects on prices for everyday products such as groceries. Mr. Gardner agreed the costs will likely affect public confidence in the economy. Discussion ensued about the continuing rise in the cost of living.

3. Other Items

Director Matt Pazanski summarized an update from the previous meeting's Actuarial Report. He shared written correspondence from the consulting Actuary that gave insight into the potential results of lowering the Town's assumption rate by 2 percent. Discussion ensued regarding the findings.

4. Next Meeting

The Committee discussed the next meeting date and agreed to set it for April 30, 2026, at 9am.

Chair Parsons adjourned the meeting at 10:15am.

Respectfully submitted,

Trenton Warren, Assistant Town Clerk

MINUTES
TOWN OF JUPITER ISLAND
JOINT TOWN/SMRU DEFINED CONTRIBUTION PLAN COMMITTEE MEETING
THURSDAY, FEBRUARY 19, 2026

TIME: Thursday, February 19, 2026 – 10:00 AM

PLACE: Town Hall Island Room – 2 Bridge Rd., Hobe Sound, FL

PRESENT: Assistant Town Manager/Beach Protection District Director John Duchock, Member/Finance Director Matthew Pazanski, Member/Control Systems Specialist Dustin Lindholm, and Member/IT Director Bill Sutton. Also present were Mr. P. J. Gardner and Mr. Jimmy Robbins of AGW Capital Advisors.

ABSENT: Town Manager Robert Garlo

Assistant Town Manager John Duchock called the meeting to order at 10:20am and established a quorum.

1. Approval of Minutes – December 4, 2025, Jt. Meeting of the Town 401a DCP and SMRU 401a DCP Committee

Member Pazanski noted a typo error on the second page heading having the wrong dates.

MOTION: Member Pazanski/Member Lindholm motioned to approve the minutes of December 4, 2025 meeting as presented and corrected.

ACTION: Motion Passed 4-0.

2. AGW Capital Advisors, Inc. – Performance Review and Capital Markets Update

Mr. P.J. Gardner presented a Market Review for quarter four of 2025 including a diagram displaying the volatility levels of each asset class. He reported the final combined value of the Portfolios at roughly $20.2 million as of December 31, 2025. He discussed the speculative nature on Artificial Intelligence (A.I.) trends and their effect on the markets, and stressed the importance of continued resiliency in the plan to anticipate unknown shifts in the markets. He noted no significant changes to the plans are required at this time

Member Pazanski reviewed the new Special Risk 401(a) Plan created by the Town for Public Safety employees and noted the original Town 401(a) plan will see a temporary downward trend in total amounts as the Public Safety employees are moved from the original plan into the new plan. He stated the retirement age requirements will be lower in the new special risk plan.

Committee members discussed the new Roth IRA option, noting that implementation should not significantly affect the total amounts present in the Town 401(a) plan. Assistant Town Manager Duchock inquired if there has been any major use of the Roth option by Town employees. Director Pazanski stated so far there has only been limited usage by the staff. Discussion ensued among the Committee members about the appropriate use of the option on an individual level.

3. Withdrawal Requests

Member Pazanski explained that withdraw requests are being received through a new system with a self-certification option. He noted this process is currently done without Committee approval, and the efficacy of this process is not clear regarding the requirements of Committee by laws. He requested Mr. Gardner work with Town staff to ensure the process meets the Town's requirements.

4. Member Appointment and Other Items

Member Pazanski stated the Committee must have at least five members and there is currently one vacancy. He reviewed the appointment process and recommended SMRU Director Matthew Hammond fill the vacancy. He also suggested adding an additional position to represent the new Special Risk 401(a) plan and recommended Captain Joseph Scolly.

5. Next Meeting

The Committee reviewed their calendars and set the next meeting for April 30, 2026, at 10:15am.

The meeting was adjourned at 11:07am.

Respectfully submitted,

Trenton Warren, Assistant Town Clerk

MINUTES
TOWN OF JUPITER ISLAND
LOCAL PLANNING AGENCY MEETING
WEDNESDAY, JANUARY 7, 2026

TIME:	Wednesday, January 7, 2026 – 9:00 AM
PLACE:	Town Hall Island Room – 2 Bridge Rd., Hobe Sound, FL
PRESENT:	Present were Chair Trent Steele, and Board Members Scott Hughes, Kate Nelson, Jim Hauslein (remotely), and Scott McGraw, and Alternate Board Members Wendy Nolan and Erin Charlton. Also present were Town Attorney Kyle B. Teal, Building Department Director Catherine Harding, IT Director Bill Sutton and Town Clerk Kimberly Kogos.

CALL TO ORDER AND COMMENTS*

Chair Steele called the meeting to order. The attending members introduced themselves, noting that member Jim Hauslien is attending remotely.

1. Minutes of the Local Planning Agency Meeting held November 25, 2024.

MOTION: Hughes/Nelson moved to approve the minutes of the November 25, 2024, LPA meeting.

ACTION: 5-0 Motion Passed.

2. Comprehensive Plan Review

Director John Duchock greeted the board members, provided background on the purpose of the presentation, and introduced Ali Palmer of Kimley-Horn.

Ms. Ali Palmer of Kimley-Horn greeted the members and presented the Draft Comprehensive Plan, beginning with an overview of the Plan's purpose, structure, and statutory requirements, including the State's mandate for both 10- and 20-year planning horizons. She reviewed the project status and timeline, noting that work began in fall 2024 with evaluation and data analysis, followed by a density study, draft updates, and community engagement. She also outlined the State review and approval process for the proposed Plan.

Ms. Palmer summarized notable changes in the Draft Plan, including updates related to urban sprawl, flood protection and dune management, evacuation routes and public safety, hazard mitigation and waterfront setbacks, manatee and sea turtle protection, and septic-to-sewer policies.

A question was raised regarding the compliance of the Town's Land Development Regulations (LDRs) with the Comprehensive Plan. Attorney Teal confirmed that the LDRs will be brought into compliance once the Comprehensive Plan is finalized and noted that the Town Commission has identified this as a priority.

Ms. Palmer then reviewed major policy revisions, beginning with Future Land Use policies. Discussion followed regarding house size and the number of allowable homes. Additional discussion addressed the overall size and scale of development and visibility from adjacent properties or public rights-of-way, specifically Policy 1.1.4.4 subsections (e) and (f). The Density Study was also discussed, and LPA members requested a copy of the study. Further discussion ensued regarding subdivision, plats, and replats. Consensus was reached on the Future Land Use Element.

Ms. Palmer led the discussion through each element. General consensus was gained on each policy through the Coastal Management Element.

The board recessed for 10 minutes and reconvened at 10:45am, at which time Member Nelson was excused for the remainder of the meeting.

Introducing the Conservation Element, Ms. Palmer reviewed three new policies, including a provision stating that the Town shall require all development—including single-family residential projects—to preserve a portion of the parcel through an easement when existing high-quality upland, coastal, or wetland vegetative habitat is present. A question was raised regarding the definition of high-quality upland, coastal, or wetland vegetative habitat, as no such definitions currently exist in the Comprehensive Plan.

Discussion followed regarding Policies 6.1.6.4 and 6.1.6.5 and their associated easement requirements. It was suggested that these policies either be removed or revised to ensure the protection of sensitive habitat without creating unnecessary intrusion on property owners.

Policy 6.1.6.6, regarding landscape buffers, was discussed. Concern was expressed that the policy could result in overgrown or inappropriate buffering and may prevent property owners from replacing existing vegetation with more suitable plantings.

General consensus was gained regarding the remaining Intergovernmental and Capital Improvement Elements.

3. Public Comment*

There was no public comment.

4. Other Items*

Ms. Palmer noted the next LPA meeting should be scheduled in March based on the current timeline.

Chair Steele adjourned the meeting at 11:32.

Respectfully Submitted,

_____
Kimberly Kogos, Town Clerk

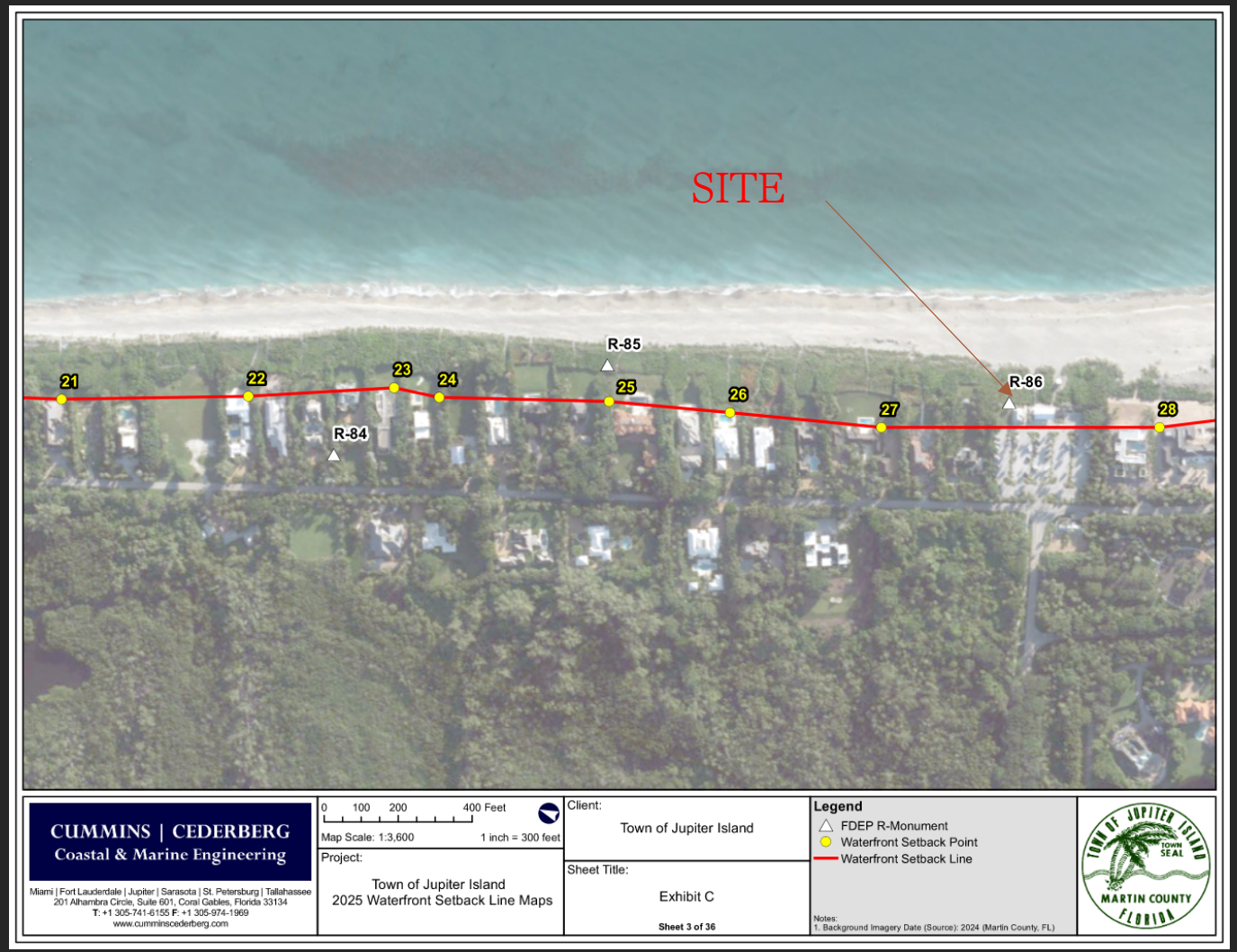
Martin County Hobe Sound Beach Ocean Rescue Project

VARIANCE REQUEST TO JUPITER ISLAND CITY COMMISSIONS

PURPOSE

- REQUEST FOR A VARIANCE FROM THE 2025 WATERFRONT SETBACK LINE (WFSBL) AS FOUND UNDER EXHIBIT C AS SPECIFIED UNDER APPENDIX A, ARTICLE IV, DIVISION 3, SECTION 3.02 OF THE CODE OF ORDINANCES TOWN OF JUPITER ISLAND, AMENDED MOST RECENTLY BY ORDINANCE 406.

2025 TOWN OF JUPITER ISLAND WATERFRONT SETBACK LINE



CURRENTLY, THE FURTHEST EAST BUIILDING OF THE PARK IS 55.5 FEET EAST OF THE WATERFRONT SETBACK LINE, AND WEST OF A SEAWALL, WHICH AFFORDS EROSION PROTECTION.

THE PROPOSED IMPROVEMENTS WILL HAVE THE FURTHERMOST EAST BUILDING (THE PAVILION) 55.3 FEET EAST OF THE SETBACK LINE, OR NO FURTHER EAST THAN THE CURRENT BUILDINGS.

HISTORY OF THE SITE

CLOSEUP OF THE SITE 1974

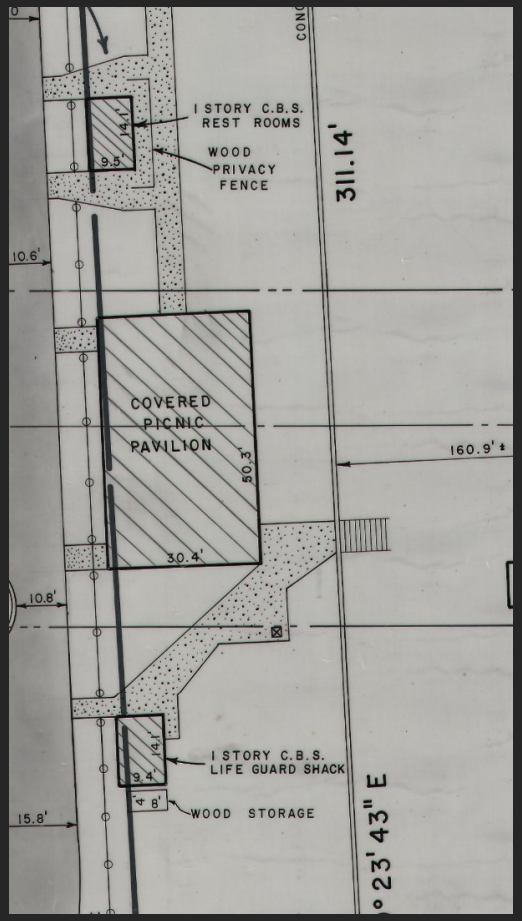
AERIAL OF THE AREA FROM 1952

THE PUBLIC BEACH HAS EXISTED SINCE AT LEAST 1952, LONG BEFORE MANY OF THE CURRENT RESIDENCES WERE CONSTRUCTED ON THE ISLAND.

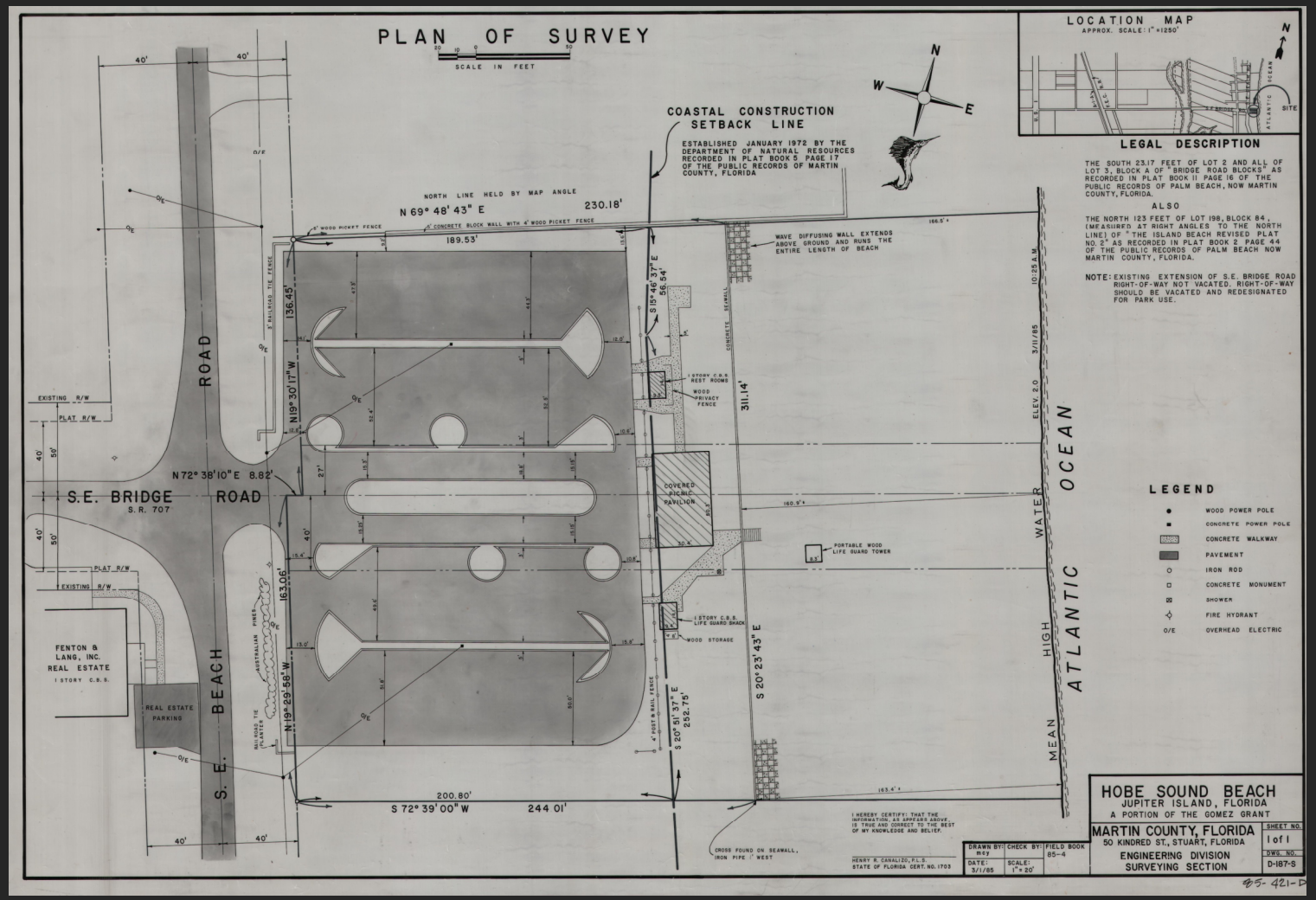
HISTORY OF THE SITE

THE BEACH WAS HARDENED BY A SEAWALL AND WAVE BLOCKS IN 1964.

HISTORY OF THE SITE



CLOSEUP OF THE SITE



SURVEY 1985

THREE BUILDINGS EXISTED ON THE SITE IN 1985. THEY WERE A BATHHOUSE, A PAVILION AND A LIFEGUARD SHACK.

CURRENT EXISTING SITE

EXISTING SITE FROM SURVEY FROM SURVTECH SOLUTIONS INC.WITH MARTIN COUNTY 2024 AERIAL DATA

PROPOSED SITE REDEVELOPMENT

PROPOSED IMPROVEMENTS HIGHLIGHTED OVER LANDSCAPE PLAN

- NEW BATHHOUSE OF 769 SF (ORIGINAL BATHHOUSE 726 SF)
- NEW PAVILION OF 1,320 (SAME SF AS BEFORE)
- NEW OCEAN RESCUE STAFF BUILDING OF 850 SF
- NEW 8’ TURFBLOCK PATHWAY FOR EMERGENCY VEHICLES TO LIFEGUARD STATION BEACH ACCESS.
- NEW HARDSCAPED PLAZA AREA WITH SHELL-FINISHED CONCRETE AND A NEW WASHDOWN AREA, PLANTERS AND RELOCATED ADA PARKING SPACES.
- ADDITIONAL LANDSCAPING FOR NORTH AND SOUTH BOUNDARIES.

EXISTING VS. PROPOSED SETBACKS

ZONING DATA

PLD CRITERIA	REQUIRED	EXISTING	PROPOSED
BUILDING SETBACKS			
FRONT (WEST)	50-FT	183.0-FT	182.7-FT
SIDE (NORTH)	25/30-FT*	62.6-FT	38.5-FT
SIDE (SOUTH)	25/30-FT*	137.2-FT	61.9-FT
REAR (EAST)	**	11.8-FT***	12-FT***
BUILDING COVERAGE	25%	3.07%	4.06%
BUILDING HEIGHT	</= 2 STORIES		

* Per Town of Jupiter Island LDR Article III, Section 2.02H.2. setbacks for one-story bldg are 25' and for two-story buildings 30'
** oceanfront setbacks as laid out in within Exhibit C Town of Jupiter Island 2025 Waterfront Setback Line Maps
*** as measured from property line

VARIANCE CONDITIONS

As stipulated under Appendix A, Article X of the Code of Ordinances Town of Jupiter Island, Division 5 – Variances specifies the following conditions whereas the board may grant a variance from the terms of these land development regulations:

A. *The variance will be in harmony with the general intent and purpose of all applicable Town Code of Ordinances, Land Development Regulations and the Comprehensive Plan; and*

B. *The variance is the minimum variance that will make possible the reasonable use of the land, building or structure and/or preserve an applicant's vested rights; and*

C. *The applicant will suffer an exceptional and unique hardship if the variance is not granted, and*

   1. the hardship does not result from the actions of the applicant; and
   2. the applicant, despite reasonable diligence, was unaware of the hardship before taking title to the property; and
   3. economic hardship is not the sole basis of the hardship; and
   4. the hardship is exceptional and unique with respect to the property, structure or building and not shared with other properties, structures or buildings similarly situated and in the same zoning district; and

E. The variance will not substantially interfere with, or be injurious to, the health safety or welfare of others whose property would be affected by allowance of the variance.

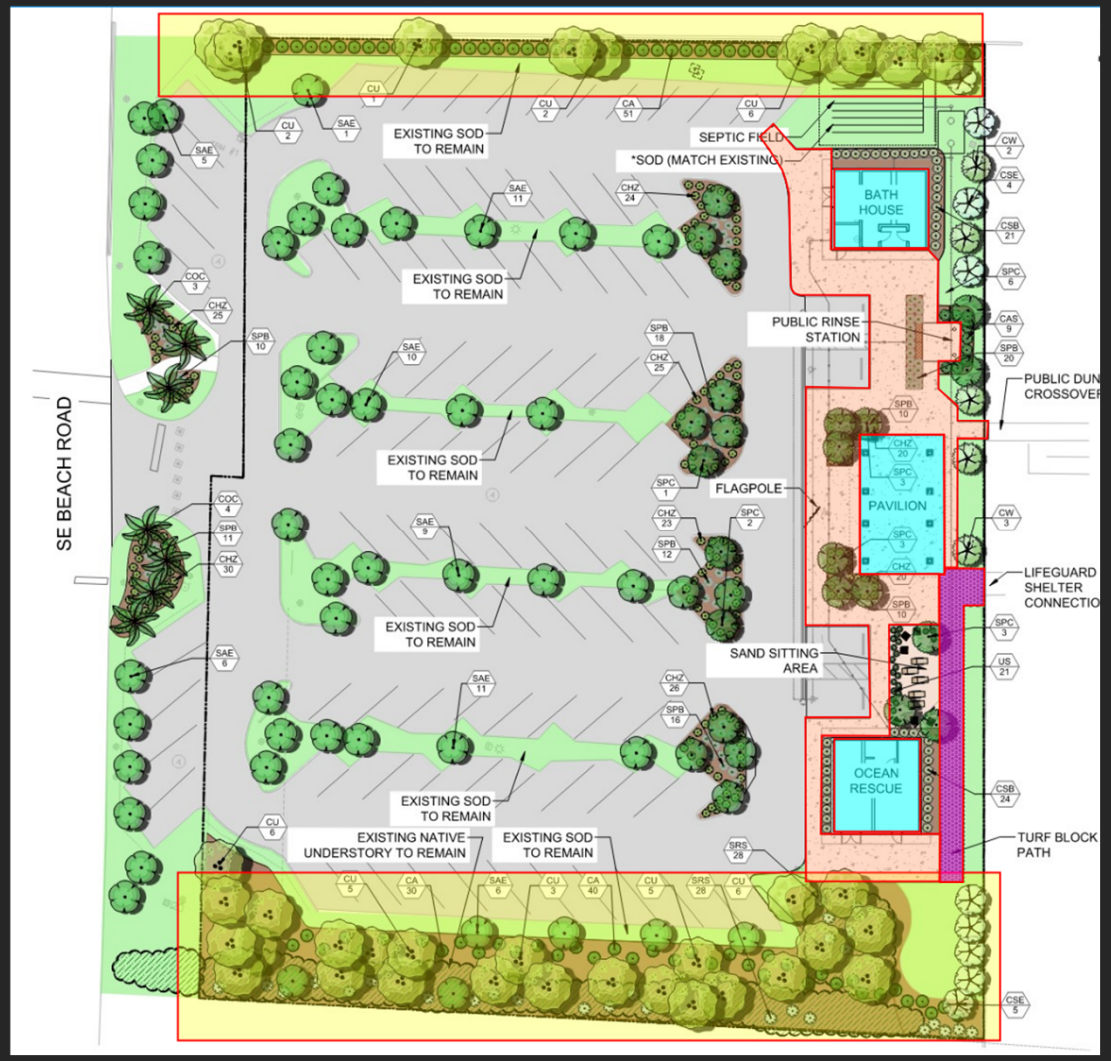
F. Alternatively, an applicant may seek exception from certain requirements of the Town's rules and regulations if they establish through competent substantial evidence that they are entitled to a reasonable accommodation as provided in article 4, division 4, section 4 of the Town's Land Development Regulations.

CONDITION A- The variance will be in harmony with the general intent and purpose of all applicable Town Code of Ordinances, Land Development Regulations and the Comprehensive Plan; and

THIS PROJECT HAS UNDERGONE SEVERAL DESIGNS AND REVIEWS BY, AMONG OTHER DEPARTMENTS, THE TOWN OF JUPITER ISLAND'S PLANNING AND ENGINEERING DEPARTMENTS, TO ENSURE IT IS HARMONY WTH THE GENERAL INTENT AND PURPOSE OF THE CODE OF ORDINANCES,LAND DEVELOPMENT REGULATIONS AND THE COMPREHENSIVE PLAN.

THE GRANTING OF THIS REQUEST WOULD BE IN HARMONY WITH THE PUBLIC ACCESS THAT HAS EXISTED ON THE ISLAND SINCE THE 1950'S.

CONDITION B - The variance is the minimum variance that will make possible the reasonable use of the land, building or structure and/or preserve an applicant's vested rights; and

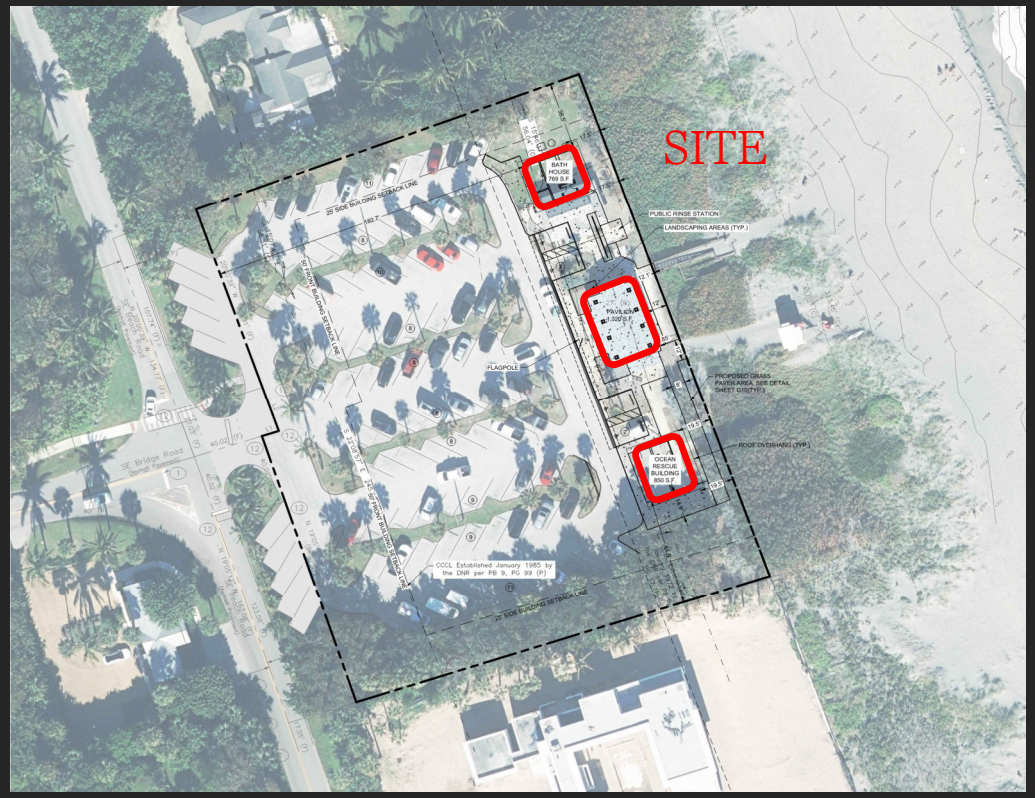


THE REQUESTED VARIANCE IS THE MINIMUM VARIANCE REQUIRED. IT ALLOWS FOR THE REPLACEMENT OF THE TWO EXISTING BUILDINGS AND THE INSTALLATION OF A FIRST RESPONDERS OCEAN RESCUE SUPPORT FACILITY.

THE VARIANCE REQUEST IS, IN EFFECT, MAINTAINING THE EXISTING SETBACK WITH NO FURTHER EXPANSION SEAWARD.

CONDITION C - The applicant will suffer an exceptional and unique hardship if the variance is not granted, and

1. *the hardship does not result from the actions of the applicant; and*
2. *the applicant, despite reasonable diligence, was unaware of the hardship before taking title to the property; and*
3. *economic hardship is not the sole basis of the hardship; and*
4. *the hardship is exceptional and unique with respect to the property, structure or building and not shared with other properties, structures or buildings similarly situated and in the same zoning district; and*



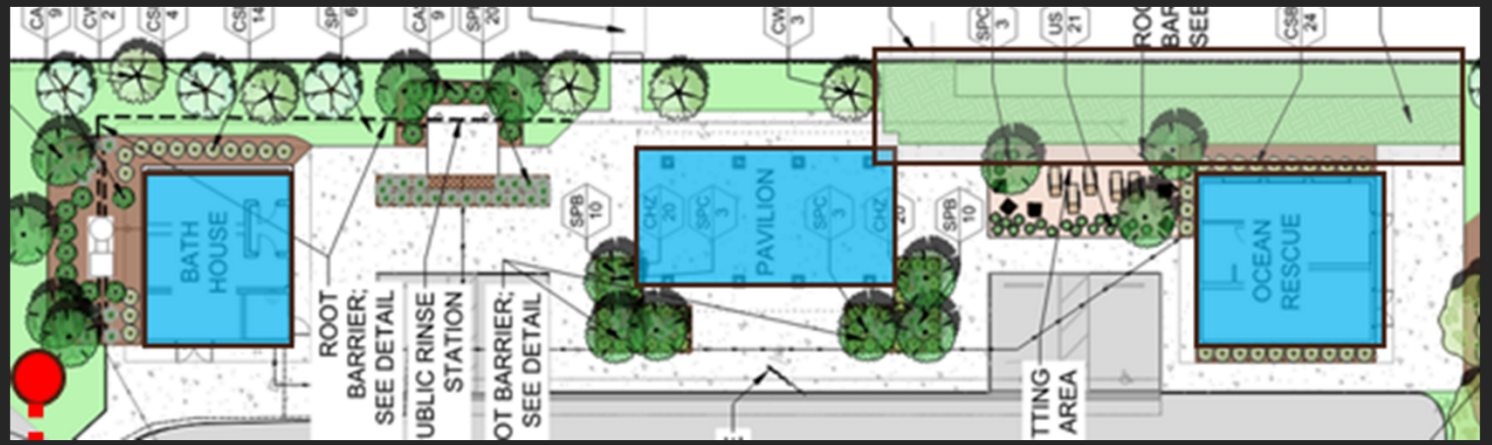
MARTIN COUNTY HAS OWNED THIS PROPERTY SINCE 1945 AND THIS PUBLIC BEACH EXISTED IN WITH IT'S CURRENT LAYOUT BEFORE THE TOWN MODERNIZED AND STRAIGHTENED ITS WATERFRONT SETBACK LINE THROUGH ORDINANCE 376, ADOPTED ON MAY 7, 2019. BY ENFORCING THIS SETBACK, THE TOWN WOULD UNDULY BURDEN THE COUNTY WITH A HARDSHIP TO ITS MANDATE TO PROVIDE SAFE AND WELL-REGULATED PUBLIC FACILITIES AT ONE OF ITS PARKS.

THIS PUBLIC BEACH SITE AND PLD ZONING ARE A UNIQUE SITUATION FOR THE TOWN, IT BEING THE ONLY WATER-FRONT ZONING OF IT'S KIND WITHIN THE TOWN.

CONDITION E – The variance will not substantially interfere with, or be injurious to, the health safety or welfare of others whose property would be affected by allowance of the variance; and

THE PARK IS NOT CURRENTLY, NOR WILL BE AFTER GRANTING THIS VARIANCE, SUBSTANTIALLY INTERFERING WITH, OR INJURIOUS TO, THE HEALTH, SAFETY OR WELFARE OF THE ADJACENT PARCELS TO EITHER THE NORTH OR SOUTH. THE PARK ATTENDANCE, BY WAY OF PARKING SPACES, WILL REMAIN THE SAME. A TRENCH DRAIN AND EXFILTRATION TRENCH WILL CAPTURE ANY ADDITIONAL RUNOFF CREATED BY THE SMALL INCREASE TO IMPREVIOUS AREAS, BEFORE IT REACHES THE STREET.

CONDITION F – Alternatively, an applicant may seek exemption from certain requirements of the Town's rules and regulations if they establish through competent substantial evidence that they are entitled to a reasonable accommodation as provided in article 4, division 4, section 4 of the Town's Land Development Regulations.



THE APPLICANT IS NOT SEEKING EXEMPTION THROUGH THIS SECTION OF THE LAND DEVELOPMENT REGULATIONS.

DOES IT MEET VARIANCE STANDARDS?

A. *YES, THIS PROJECT WOULD BE IN HARMONY WITH THE SURROUNDING AREA AS DETERMINED BY STAFF.*

B. *YES, THIS IS THE MINIMUM VARIANCE THAT WOULD ALLOW THE COUNTY TO PROVIDE NECESSARY SERVICES AND AMENITIES FOR THEIR BEACH PARK; IN AFFECT MAINTAINING THE SAME FOOTPRINT OF THE PARK.*

C. *YES, BY NOT GRANTING THIS VARIANCE, THE APPLICANT WOULD SUFFER A HARDSHIP IN IT'S MANDATE TO PROVIDE SERVICES AND AMENITIES TO THE PUBLIC, THE NUMBER OF PARKING SPACES WOULD BE EFFECTIVELY CUT IN HALF, TO FIT IN THE SAME AMENITITES SHOWN HERE.*

E. *YES, THE GRANTING OF THIS VARIANCE WOULD NOT SUBSTANTIALLY INFERERE WITH, OR BE INJURIOUS TO THE HEALTH, SAFETY OR WELFARE OF ANY AFFECTED PROPERTY OWNERS.*

F. *THE APPLICANT IS NOT REQUESTING EXEMPTION THROUGH THIS PORTION OF THE CODE.*

SUMMARY

IN SUMMARY, THE APPLICANT IS REQUESTING THE ABILITY TO RECONSTRUCT THE BEACH PARK'S OLD PLAZA AREA WITH NO FURTHER ENCROACHMENT TO THE EAST. THIS WILL BENEFIT BOTH THE PUBLIC AND LOCAL RESIDENTS BY PROVIDING UPDATED FACILITIES AND LIFE-SAVING SERVICES FOR THE PARK AND INCREASED VEGATATIVE BUFFERS TO SCREEN THE PARK FROM ADJACENT RESIDENCES.

thank
you!

NOTICE OF PUBLIC HEARING
TO CITIZENS OF THE TOWN
OF JUPITER ISLAND, FLORIDA

TOWN COMMISSION

A Public Meeting/Hearing will be held at the Jupiter Island Town Hall, 2 Bridge Road, Hobe Sound, FL on **April 22, 2026, at 9:00 a.m.** for the purpose of considering the following application.

1 South Beach Road - PLD

This is the application of Martin County, requesting the following:

A site plan approval for:

> Demolition of the existing restroom building, pavilion, and associated walkways in the plaza area. Then construction of a new restroom building, pavilion, 850 sf of ocean rescue office building, and a hardscaped plaza area with a stabilized pathway from the office building to the beach for Ocean Rescue beach vehicles.
>
> In accordance with Article X, Division V, Section 5.00, Standards for Approval of Variances, the applicant is requesting a variance to Article IV, Division III, Section 3.02 (b) for Oceanfront setbacks.

Plans are available for inspection at the Building Department at Town Hall, Monday through Friday, 9:00 a.m. to 3:30 p.m.

The Town Commission meeting may be viewed live, or any time after the meeting, via the Town's website: www.townofjupiterisland.com

STATE MANDATED STATEMENT:

If a person decides to appeal any decision made by the board, agency, committee, or commission with respect to any matter considered at such meeting or hearing, he will need a record of the proceedings, and that, for such purpose, he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Any person requiring a special accommodation at this meeting because of a disability or physical impairment should contact the Town prior to the meeting. Please contact the Town Hall, 2 Bridge Road, Hobe Sound, FL 33455, telephone (772) 545-0100.

TOWN OF JUPITER ISLAND
TOWN COMMISSION
MEETING DATE: April 22, 2026
Staff Report

To:	Town of Jupiter Island Commission Robert Garlo, Town Manager, and Kyle Teal, Town Attorney
From:	Catherine Harding, Building, Planning and Zoning Director
RE:	Revise Hobe Sound Beach Park
Date:	4/7/26

Owners:

Martin County Real Property Division.

Agent:

Kevin L. Landry, General Services Deputy Director.

Property Description:

1 South Beach Road, Jupiter Island, Public Lands District.

Request:

The applicant is seeking a Hardship Variance and Site Plan Approval to revise the Hobe Sound Beach Park by demolishing the 730 sf restroom building, 1,500 sf pavilion, 4 H.C. parking stalls and associated walkways in the plaza area and construct a new 770 sf restroom building, 1,500 sf pavilion and an 850 sf ocean rescue office building, 4 H.C. parking stalls, a hardscape plaza area and stabilized pathway from the ocean rescue office building to the beach for ocean rescue beach vehicles.

Nonconformities:

The existing beach park with paved parking lot and buildings are located east of the Oceanfront Setback Line and have been there since 1974. Article IV. Section 3.02 B. Oceanfront Setbacks require the structures to be westerly of the Oceanfront Setback Line.

Building and Zoning Analysis:

1. The proposed construction will be located over the existing plaza.
2. The County did plan to construct a private FM connection to sewer and demolish the old septic system. However, on March 4, 2026, we were advised that the plans have changed to install a larger septic system. DEP approval will be required and to date no confirmation has been made that the larger system will be approved.
3. The proposed finished floors of the buildings are above the FEMA requirements for flood protection.
4. The plans meet the sideline and height requirements of the LDR's as shown on the attached Zoning Analysis.

Reports Attached:

1. Sergeant/ Fire Chief Frank Lasaga review dated 11/12/25.
2. King Tree Service review dated 4/2/26.
3. Copy of the original Warranty Deed showing restrictions and limitations.
4. SMRU Director, Matthew Hammond, P.E., staff report dated 4/2/26.
5. Town Engineer, Matthew Hammond, P.E., staff report dated 4/2/26.

Building Department Recommendations:

1. Construction screening and a staging plan be submitted prior to a Building Permit.
2. No work be started prior to May 1st, 2026.
3. Applicant to follow the recommendation of the Town Engineer on irrigation direction and storm water management, in accordance with No.5 above.
4. Secure a DEP and Board of Health Permit prior to a Building Permit.

Standards for Review by the Town Commission (attached)

Article X. Division 5. Section 5.00. Standards for approval of variances.
Article X. Division 2. Section 2.03. Standards for demolition.
Article X. Division 2. Sectio 2.02. Standards for impact review.

Site Analysis:

Address: 1 South Beach Road	**Zoning District:** PLD		
Planned Date of Construction:	January 2026		
	Permitted	**Existing**	**Proposed**
Lot Area:	25% coverage	1.66 AC	
Floor Area*:	25% of 72,368 SF	2,222 SF	2,939 SF
Principle Dwelling: (10,000 sf max)	25% of lot for all buildings and accessory structures	3.07%	4.06%
Accessory Structure #1: (not to exceed 1/3 square footage of principal dwelling)	25% of lot for all buildings and accessory structures	3.07%	4.06%
Accessory Structure #2: (not to exceed 1/3 square footage of principle dwelling)	25% of lot for all buildings and accessory structures	3.07%	4.06%
FAR (Floor Area Ratio): Floor Area ÷ Lot Area			
Lot Width:	200'	310.2'	310.2'
Front Yard Setback:	50'	183.0'	182.7'
Rear Yard Setback: waterfront set back line	see article IV, Section 3.02 Exhibit C	11.8' From property line	12.0'
Side Yard Setback: One-Story: Two-Story:	25' 30'	62.6 (N) 137.2 (S) N/A N/A	38.5' & 61.9' N/A N/A
Initial Measuring Point ("IMP"):			
Fill:	3 ft max	none	none
Roof Height: Roof Pitch: One-Story: Two-Story:			
Exterior Wall Height: One-Story: Two- Story:	14 ft 22 ft	+/- 8.5' N/A	+/- 8.5' N/A
Parking Spaces: (1 per bedroom, 1.5 max)		94	94
Driveway Setback:	8' from side or rear lot lines	120'	120'
Landscape Area:		0.62 ac	0.55 ac
Elevation of Finish Floor:	9.00 NAVD	16.62 NAVD	17.00 NAVD
Elevation of LHSM: (Lowest Height Structural Member)	9.00 NAVD	16.62 NAVD	17.00 NAVD
FEMA Flood Zone:		X and VE-8	X and VE-8

*Total Floor Area to include living space and non-living space.

125641 SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED Made the 1st day of June, A. D. 1967, by THE HOBE SOUND COMPANY, a corporation existing under the laws of the State of Delaware, with its permanent post office address at Hobe Sound, Martin County, State of Florida, hereinafter called the Grantor, to MARTIN COUNTY, FLORIDA, a Political Unit of the State of Florida, with permanent post office address at Stuart, Martin County, State of Florida, hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum Ten Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Martin County, Florida, to wit:

The North 188 ft. of Lot 198 (measured at right angles to the North line of said Lot 198) in Block 84 of THE ISLAND BEACH, Revised Plat No. 2, JUPITER ISLAND, Hobe Sound, Martin County, Florida, as recorded in Plat Book 2, page 44, Public Records of Martin County, Florida.

M 218 n 265

It is mutually understood and agreed by and between the parties hereto that this conveyance is made subject to the following restrictions and limitations which are intended to be and shall be taken as covenants to run with the land, and which are intended to be and shall be taken as conditions of this conveyance, and one of the express conditions thereof, that is:

1. The above described property shall only be used for public park purposes.

2. No business, either for profit or not for profit shall be conducted upon the hereinabove described land unless approval is first obtained in writing from the grantor, its successors and assigns.

3. No alcoholic beverages shall be sold upon the hereinabove described premises.

4. The Bridge Road Park area will consists of a parcel of land approximately 300 ft. in width, including the land herein conveyed, and the grantee agrees that by the end of the year 1969 it will have constructed upon the above mentioned Bridge Road Park area, suitable bath houses, and the parking area of the park will be hard-surfaced and will be landscaped, all to be done at the expense of the Grantee.

The Grantor herein, did by deed dated the 30th day of April, 1941, which deed was recorded in Deed Book 88, Page 484, public records of Martin County, convey to Martin County, the following described parcel of land, to wit:

Lot 3 and the South 28.17 of Lot 2, Block A, Bridge Road Block, according to the plat filed February 8, 1925, recorded in Plat Book 11, Page 18, public records of Palm Beach County, Florida.

Jul 21 - 256

In the above mentioned deed there were certain restrictions together with a reversion clause.

By this document the Grantor herein does hereby cancel, remove and declare of no further force and effect the restrictions contained in the aforesaid deed dated April 30, 1945, recorded in Deed Book 33, Page 424.

The Grantor does expressly make the restrictions in this deed pertaining to the property being conveyed herein, applicable to the property described in the deed dated April 30, 1945 and recorded in Deed Book 33, Page 424 and by the acceptance of this deed, the Grantee does agree to the change of restrictions.

In other words, the restrictions in this deed are to be substituted for the restrictions in the deed dated April 30, 1945 and recorded in Deed Book 33, Page 424.

It is understood between the Grantor and the Grantee that in case the Grantee violates and fails to carry out any of the stipulated conditions mentioned hereinabove, or in the event this property hereinabove conveyed as well as the property described in that deed dated the 30th day of April, 1945, and recorded in Deed Book 33, Page 424, is not used as a public park, or if not used, discontinued or abandoned, the title to both parcels of the above described property shall immediately revert to the Grantor herein, its successors and assigns.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name by its President, and its corporate seal to be affixed, attested by its Secretary, the day and year above written.

(Corporate Seal)

THE ROSE BOUND COMPANY

By _____
Its President

Attest:

_____
Its Secretary

Signed, sealed and delivered in the presence of:

_____

_____

Bk. 213 Pg. 268

STATE OF New York)
COUNTY OF New York) SS:

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared DERMEIYA P. REED, well known to me to be the President of The Hobe Sound Company, the corporation in whose name the foregoing instrument was executed, and that she acknowledged executing the same as such officer of such corporation freely and volumarily under authority duly vested in her by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 7th day of June, A.D. 1967.

(Notary Seal)

Ellen D. McKenzie
Notary Public
My Commission expires:

ELLEN D. MCKENZIE
NOTARY PUBLIC, STATE OF NEW YORK
No. 30-7881900
Qualified in New York County
Commission Expires March 30, 1968

STATE OF FLORIDA)
COUNTY OF MARTIN) SS:

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledments personally appeared [illegible] DOUGHERSON well known to me to be the Asst. Secretary of The Hobe Sound Company, the corporation in whose name the foregoing instrument was executed, and that he acknowledged executing the same as such officer of such corporation freely and voluntarily under authority duly vested in him by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 9th day of June, A.D. 1967.

Notary Public

FILED FOR RECORD
MARTIN COUNTY, FLA.
'67 DEC 13 PM 2:48
CLERK CIRCUIT COURT

In 218 Pg 269

MEMORANDUM

TO: BUILDING DEPARTMENT

FROM: SERGEANT/FIRE CHIEF FRANK LASAGA

DATE: NOVEMBER 12, 2025

SUBJECT: 1 S BEACH RD

After reviewing the proposed plans for the construction of a beach complex at 1 South Beach Road, Jupiter Island, I find the following considerations relating to Traffic and Safety for the project:

Traffic: Please advise the builder to limit disruption to the adjacent traffic flow. Please have arriving and departing truck traffic at the site enter via S Beach Rd. Trucks over 1 ton are prohibited on Gomez Rd, except for local deliveries.

Parking: There will be limited parking available for this project. Please remind the builder to make parking arrangements and transport workers to and from the site from off island, as needed. There will be no parking in the following areas:

- On the road right of way
- On any other private property, unless specifically permitted by the owner of the property in question

Fire Suppression: There is adequate water supply for this site with the existing hydrants and the relatively short distance from the hydrant on site.

The current site plan appears to provide adequate access for emergency vehicle access. Contractor shall maintain emergency vehicle access to the project site, as well as the beach area.

Public Safety requests the contractor schedule walkthroughs with the Department during the construction phase to facilitate pre-incident planning and more efficient response.

The building plans shall be submitted for review for compliance with the Florida Fire Prevention Code. Work shall not commence until approval is given by Public Safety. A final fire inspection is required.

Crime Prevention through Environmental Design: The site plan and landscaping plans appear to provide adequate space around the dwelling and its entry points. Site/landscaping lighting, in

compliance with other town requirements, is encouraged to limit areas of potential concealment by persons.

Site Security: Porta Jon's shall be located to be out of plain view from the roadway. All tools should be secured on the site at the end of the day in a locked container or room.

The General Contractor should establish a file on all Contractor's and Sub Contractor's employees who are working on the site. This should include and document the names of all employees coming to work on the site and be updated weekly with the following:

- Name
- Address
- Driver's license number
- Vehicle Registration number

Trespass authorization forms should be signed, notarized, and submitted to the Public Safety Department. The completed form enables officers to act on behalf of the property owner to warn trespassers to leave the site and not return upon penalty of law.

Other concerns: There **are full-time residents** in the immediate area of this construction site. The contractor shall ensure compliance with the following requirements:

- Noise ordinance requirements in and around the site, including decibel and time limits; no loud music permitted.
- No trespassing on private property
- Control of damage to lawns, curbs, rights of way or any foliage by contractors, workers, and equipment. Repairs need to be completed *immediately*.

The purpose of this is to ensure a safe and secure construction site on Jupiter Island. We are requesting this information be incorporated in the initial plan review process and as such, be indicated and agreed upon by the Town of Jupiter Island Building Department prior to issuance of the permit.

KING TREE SERVICE
____OF SOUTH FLORIDA____

P.O. Box 210847
Royal Palm Beach, FL 33421-0847

April 2, 2026

Town of Jupiter Island
Catherine Harding
2 Bridge Road
Hobe Sound, FL 33455

RE: 1 SBR

All aspects of the Landscape Plan for 1 South Beach Road appear good to me.

Please note we do not recommend any pruning of the existing Seagrape trees in the buffer. Please leave these trees as large and full as possible to provide sufficient buffer screening.

Prepared by:

Brian Fischer

Brian Fischer
ISA Certified Arborist FL-5287A

SOUTH MARTIN REGIONAL UTILITY (SMRU)
9000 ATHENA STREET • P.O. BOX 395 • HOBE SOUND, FLORIDA 33475-0395
(772) 546-2511 • FAX (772) 546-7619

MEMORANDUM:

Date: April 2, 2026

To: Catherine Harding, CFM – Director of Building, Planning and Zoning

From: Matthew Hammond, P.E. – Director

Subject: Hobe Sound Beach Ocean Rescue – Demolition and Construction of New Facilities

SMRU offers the following comments as they relate to water service at this address and preservation of existing infrastructure affected by this construction. The developer is responsible for compliance with the Regulations, Policies and Procedures of SMRU and obtaining all necessary approvals/permits prior to construction. All fees must be paid, and the account must be in good standing prior to the issuance of the Building Permit by the Town's Building Department.

This project involves the demolition of existing buildings and construction of a new 769 square foot (sf) restroom building, 1,320 sf pavilion, 850 sf ocean rescue office building, 4 handicap parking stalls, and associated hardscape improvements located at 1 South Beach Road. The property is currently served by a 1.5-inch potable water meter, which also supplies irrigation water.

Based on the information provided by the engineer of record, one (1) equivalent residential connection (ERC) of irrigation and two (2) ERCs of domestic water capacity are required for this development. The property currently has a credit of three (3) water ERCs. No additional utility capacity is needed.

Sanitary Sewer: The construction plans propose a new onsite treatment and disposal system permitted through the Florida Department of Health.

Metering and Backflow Prevention: The property is currently served by a 1.5" meter and backflow. Both will remain in place for the property.

Construction Phase: The contractor will be responsible for all damage to SMRU property and infrastructure; steel plating must be used over any water mains that may be impacted by construction traffic. Construction water must be supplied via an appropriate backflow device and/or temporary meter as supplied by SMRU. In no case shall any construction water be provided without an appropriate backflow device connected.

Temporary water meters shall be locked/unlocked by authorized SMRU personnel only and shall not be plumbed that would in any way compromise the backflow device's operability.

cc: Megan McMahon, TJI Administrative Coordinator
Amy Vanilla, TJI Application Coordinator
Cassidy Metcalf, Customer Service Manager
April Scardino, Customer Service Supervisor
Kim McLaughlin, Projects & Development Coordinator

Town of Jupiter Island
Public Works Department
2 Bridge Road
Hobe Sound Fl.
33475-0007
(772) 545-0171
Fax (772) 546-7918

MEMORANDUM

Date: April 2, 2026

To: Catherine Harding – Planning Building & Zoning Director

From: Matthew Hammond, P.E. – Town Engineer

RE: Hobe Sound Beach Ocean Rescue – Demolition and Construction of New Facility

The Town Engineer respectfully requests that the following considerations be incorporated into the building permit review process.

This project involves the demolition of existing buildings and construction of a new 769 square foot restroom building, 1,320 sf pavilion, 850 sf ocean rescue office building, 4 handicap parking stalls, and associated hardscape improvements located at 1 South Beach Road. The property is located on 1.66 acres and adds 0.05 acres of additional impervious area.

Drainage and Stormwater

The road frontage along the South Beach Road right of way at this site is subject to vehicle damage during the wet months of the year, irrigation within the road right of way must not contribute to softening of the road shoulder or right of way. It is suggested that irrigation be directed toward the property and away from the asphalt to avoid overspray onto vehicles and limiting irrigation to avoid ponding along the road shoulder. Should this condition require treatment in the future, it is the cost and responsibility of the homeowner to remedy the situation.

Offsite discharge of water to road right of way or neighboring properties is not allowed. An exfiltration trench is proposed for management of storm water within this development. Concurrency calculations were provided by the owner's Engineer, Aaron Stanton, PE and submitted for review. In the event that onsite or offsite stormwater collection and treatment are found to be inadequate for the property, the applicant will be required to make the necessary paving, grading, and drainage modifications to resolve the issue.

The purpose of these comments is to address safety, serviceability, and long-term maintenance concerns. We request that these comments be integrated into the initial plan review, included in the initial application checklist, and revisited at project closeout to ensure compliance and continuity.

The Town reserves the right to amend or supplement these comments at any time up to the issuance of a Certificate of Occupancy for the project.

cc: Megan McMahon, Administrative Coordinator
Amy Vanilla, Application Coordinator
Kim McLaughlin, SMRU Projects & Development Coordinator

Inst. # 3176881
Bk: 3556 Pg: 471 Pages: 1 of 4
Recorded on:3/25/2026 3:11 PM Doc: GOV
Carolyn Timmann
Clerk of the Circuit Court & Comptroller
Martin County, FL
Rec Fees: $35.50

ORDINANCE NO. 418

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF JUPITER ISLAND, MARTIN COUNTY, FLORIDA, CLARIFYING APPENDIX A OF THE TOWN'S CODE OF ORDINANCES WHICH CONTAINS THE TOWN'S LAND DEVELOPMENT REGULATIONS; PROVIDING FOR THE TEXT AMENDMENT OF ARTICLE X, DIVISION 5, SECTION 5.00 REGARDING THE STANDARDS FOR APPROVAL OF VARIANCES; PROVIDING FOR THE TEXT AMENDMENT OF ARTICLE X, DIVISION 5, SECTION 5.02 REGARDING FACTORS TO BE EXCLUDED FROM CONSIDERATION; PROVIDING FOR THE REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Commission of the Town of Jupiter Island, Martin County, Florida ("Town") has such powers and authority as conferred upon it by the Florida Constitution and Chapter 166, Florida Statutes; and

WHEREAS, this Ordinance is necessary and appropriate to clarify the Land Development Regulations ("LDR") codified in Appendix A of the Code of Ordinances of Jupiter Island, Florida ("Code") to address all requisite factors identified by Florida Law; and

WHEREAS, the Town Commission has concluded that it is necessary and appropriate to clarify certain Articles of the LDRs previously adopted to ensure conformity with Florida law on the requisite showing applicants must demonstrate to receive a variance from the Town; and

WHEREAS, the Town Commission has concluded that it is also necessary and appropriate to clarify certain Articles of the LDR previously adopted to ensure conformity with Florida law on the factors to be excluded from consideration in review of a variance application from the Town.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF JUPITER ISLAND, MARTIN COUNTY, FLORIDA, AS FOLLOWS:

Section 1: The "WHEREAS" clauses are incorporated herein as the legislative findings of the Town Commission.

Section 2. Article X, Division 5, Section 5.0 Standards for Approval for Variances is hereby amended to read as follows:

Sec. 5.00. Standards for Approval for Variances.

Except as provided in article V, section 5.09 (variances related to subdivision standards), the development review board may grant a structural or lot (non-use) variance from the terms of these land development regulations if ~~the development review board finds that~~ the applicant has demonstrated by competent, substantial evidence the following ~~that~~:

~~A. Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district; and~~ The variance will be in harmony with the general intent and purpose of all applicable Town Code of Ordinances, Land Development Regulations and the Comprehensive Plan; and

~~B. The special conditions and circumstances do not result from the actions of the applicant; and~~

~~C. The variance requested will not confer on the applicant any special privilege that is denied by these land development regulations to other lands, buildings or structures in the same zoning district; and~~

~~D. Literal interpretation of the provisions of these land development regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these land development regulations and would work unnecessary and undue hardship on the applicant; and~~

B. The variance is the minimum variance that will make possible the reasonable use of the land, building or structure and/or preserve an applicant's vested right; and~~;~~ ~~and~~

~~C. The variance will be in harmony with the general intent and purpose of these land development regulations, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and~~

~~D. The variance does not authorize the use of land that is prohibited in the underlying zoning district~~

C. The applicant will suffer an exceptional and unique hardship if the variance is not granted, and

1. the hardship does not result from the actions of the applicant; and
2. the applicant, despite reasonable diligence, was unaware of the hardship before taking title to the property; and
3. economic hardship is not the sole basis of the hardship; and
4. the hardship is exceptional and unique with respect to the property, structure or building and not shared with other properties, structures or buildings similarly situated and in the same zoning district; and

E. The variance will not substantially interfere with, or be injurious to, the health, safety or welfare of others whose property would be affected by allowance of the variance.

F. Alternatively, an applicant may seek exemption from certain requirements of the Town's rules and regulations if they establish through competent substantial evidence that they are entitled to a reasonable accommodation as provided in article 4, division 4, section 4 of the Town's Land Development Regulations.

Section 3. Article X, Division 5, Section 5.01 Factors to be excluded from consideration, is hereby amended to read as follows:

Sec. 5.01. Factors to be excluded from consideration

The following shall not be considered by the development review board in its evaluation of an application for a variance:

A. ~~Any nonconforming use or structures in any zoning district;~~ Previously issued variances, and

B. ~~Any permitted use of lands, structures or buildings in other zoning districts.~~ Any proposed land use of property that is inconsistent with the Town's Code of Ordinances, Land Development Regulations and the Comprehensive Plan. If such a use is presented as part of an application, the application shall be summarily and administratively denied.

Section 4. Repeal of ordinances in conflict.

All other ordinances of the Town of Jupiter Island, Florida, or parts thereof which conflict with this or any part of this ordinance are hereby repealed.

Section 5. **Severability.** If any court of competent jurisdiction holds any word, part, section, paragraph or provision hereof to be unlawful or unconstitutional, such ruling or finding shall not affect the remaining portions of this ordinance, which shall remain in full force and effect.

Section 6. **Codification**. This ordinance shall be codified and made a part of the official Code of Ordinances of the Town of Jupiter Island.

Section 7. **Effective Date.** This ordinance shall become effective immediately upon execution.

ORDINANCE NO. 418 PASSED UPON FIRST READING THE 25th DAY OF FEBRUARY, 2026.

PASSED AND ADOPTED UPON THE SECOND READING FOLLOWING PUBLIC HEARING THE 25 DAY OF March, 2026.

(SEAL)

TOWN OF JUPITER ISLAND, FLORIDA

Mayor

Vice Mayor

Commissioner

Commissioner

Commissioner

ATTEST:

TOWN CLERK

#7515337 v1 18270-00002

Sec. 2.03. Standards for impact review of demolition applications.

The decision-maker shall approve an application for approval of the demolition of an existing structure or building if the applicant demonstrates that:

A. The proposed demolition will not adversely affect the public interest; and

B. The proposed demolition will result in the complete removal of all evidence of the former structure or building; and

C. If the demolition affects all of the buildings on the lot, all impermeable surfaces that were accessory to the demolished structures or buildings, including but not limited to driveways, terraces, courts, slabs, and foundations, will also be removed; and

D. The landscape treatment along the front lot line will remain comparable to the character and quantity of the streetscape along lot frontage on the same public road for a distance of 1,000 feet in both directions, or will be planted such that it is comparable to the character and quantity of said streetscape if its existing condition is that it is not comparable in character or quantity; and

E. The building or structure proposed for demolition does not meet the standards for landmark designation set out in article VIII, section 1.02; and

F. The demolition will not unnecessarily affect existing landscape buffers, and landscape buffers that are affected will be restored upon completion of the demolition.

G. The demolition will be staged such that:

1. Noise will be minimized in terms of duration and volume; and

2. Demolition equipment will be screened from view from neighboring properties and public rights-of-way to the maximum feasible extent; and

3. No traffic on public streets in the town will be stopped during the period from November 1 to April 15; and

4. Debris will be removed from the site in a manner that minimizes the number and length of additional trips on the public streets in the town; and

5. Dust will be contained to the maximum practicable extent; and

6. Demolition activities will have a minimal impact on adjacent infrastructure.

7. Buildings proposed for demolition will receive pest control services to control rodents before and after the demolition.

H. All exposed soil will be stabilized with plant material within ten days of completion of the demolition.

(Ord. No. 347, § 3, 9-16-14)

Sec. 2.02. Standards for impact review.

The decision-maker shall approve an application for impact review approval if the applicant demonstrates that:

A. The proposed development will not adversely affect the public interest; and

B. The proposed development is consistent with the surrounding neighborhood character; and

C. The visibility of the proposed development from public rights-of-way, adjacent properties, the beach, the ocean and the intracoastal waterway is minimized in a manner that is consistent with the surrounding neighborhood character; and

D. The landscape treatment along the front lot line is comparable to the character and quantity of the streetscape along lot frontage on the same public road for a distance of 1,000 feet in both directions; and

E. The proposed ingress and egress is functionally adequate with regard to vehicular and pedestrian safety, separation of automotive traffic, traffic flow and control, provision of services, servicing of utilities, refuse collection, and access in case of fire, catastrophe or emergency; and

F. Proposed screens and buffers are sufficient to ensure compatibility of uses and buildings with adjacent properties; and

G. The location, design and character of lighting and sound will not adversely affect adjacent properties; and

H. The proposed stormwater management system is sufficient to prevent runoff from adversely affecting adjacent properties; and

I. The proposed development is designed and located so that all buildings are screened from view from adjacent properties and public roads such that the visual character of the proposed development from adjacent properties and public roads is predominantly natural, landscape plant material, and land forms.

(Ord. No. 368, § 3, 7-17-18)

Town of Jupiter Island

Development Review Board (DRB)

PROPERTY:

Street Address: 1 South Beach Road, Jupiter Island, Florida 33455

Tax Parcel Number: 35-38-42-007-001-00020-5 & 35-38-42-009-084-01930-5 Zoning: PLD

Legal/General Description See Project Information under Site Plan

AGENT:(If Applicable, notarized power of attorney must be attached)

Name: Martin County

Mailing Address: 2401 S.E. Monterey Road, Stuart, FL 34996

Phone #: (772) 320-3046 Email: klandry@martin.fl.us

PROPERTY OWNER: as shown in the official County Records (please attach current tax bill & deed)

Name: _____

Mailing Address: _____

Phone #: _____ Email: _____

EXPLANATION OF REQUEST:

Project would propose to revise the Hobe Sound Beach Park by demolishing the +/-730 sf restroom building, 1,500 sf pavilion, 4 H.C. parking stalls and associated walkways in the plaza area and construct a new 770 sf restroom building, 1,500 sf pavilion and 850 sf ocean rescue office building, 4 H.C. parking stalls, a hardscaped plaza area and a stabilized pathway from the office building to the beach for Ocean Rescue beach vehicles.

AFFECTED ARTICLE AND SECTION (written out):

Section 3.02 Water front setback lines.

B. *Oceanfront setbacks.* On oceanfront lots, new buildings and additions to existing buildings (other than dune crossovers), shall be set back at least to the "Waterfront Setback Line" set forth in Exhibit "C" to these land development regulations. The original of this document is on file in Town Hall.

HARDSHIP STATEMENT, IF VARIANCE IS REQUESTED:
In seeking this variance, I contend that the following hardship would result if the ordinance provisions were strictly enforced and my hardship was denied:

The existing beach park with a paved parking lot and buildings that encroach past the waterfront setback line, have been there since at least 1974. The improvements we are proposing are necessary to improve life safety and health measures at the beach. The proposed construction will be over the existing plaza footprint and does not propose to extend any further to the east.

FEE: $1,000 per Request (Please make check payable to the Town of Jupiter Island)

Information as contained within this application MUST be provided and accepted by the Town of Jupiter Island for this project to be considered. Additional information as required by the administrative official or as attached by the applicant constitutes a part of this application. The administrative official reserves the right to reject any application which is improperly filled out or incomplete.

Signature of Owner or Agent—**REQUIRED**	**Printed Name**	**Date**
	SEAN C. DONAHUE	10/20/2025

MBV ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
www.mbveng.com CA #3728

Stormwater Management Calculations

for

Martin County Hobe Sound Beach Ocean Rescue

Town of Jupiter Island, FL

October 2025

Prepared by: MBV Engineering, Inc.
1835 20th Street
Vero Beach, Florida 32960
772-569-0035
Certificate of Authorization #: 3728

Engineers Project #: 25-0208
Designed By: CJS

AARON G. STANTON LICENSE No. 72460 STATE OF FLORIDA PROFESSIONAL ENGINEER

10/23/2025

Mr. Aaron G. Stanton, P.E. #72460

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III Pre-Development Conditions

IV Post-Development Conditions

V Required Treatment Volume

VI Proposed Treatment Volume

VII 25-Year, 3-Day Event Stage Computation

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Appendix B BMP Trains Report

Prepared by: MBV Engineering, Inc.
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10/23/2025

Mr. Aaron G. Stanton, P.E. #72460

I. PURPOSE

The purpose of this report is to provide the Town of Jupiter Island and SFWMD with calculations and documentation which demonstrate the proposed stormwater management system complies with state and local criteria.

II. PROPOSED SYSTEM

The site is proposed to have infrastructure and building improvements. The Stormwater Management System (SWMS) will consist of 85 LF of exfiltration trench where stormwater will be treated and attenuated. The site will continue to outfall into the roadside inlets on SE Beach Road to the west of the site. The 25 year - 72 hour design storm has been used to analyze the effectiveness of the SWMS. The proposed system is designed to meet the Town of Jupiter Island and SFWMD stormwater design criteria.

III. PRE-DEVELOPMENT CONDITIONS

Total Site Area	72,368 s.f.	1.66	100.0%
Exist. Buildings	2,222 s.f.	0.05	3.1%
Exist. Concrete	3,048 s.f.	0.07	4.2%
Exist. Pavement	40,204 s.f.	0.92	55.6%
Total Impervious	45,474 s.f.	1.04	62.8%
Total Semi-Impervious	s.f.	0.00	0.0%
Total Pervious	26,894 s.f.	0.62	37.2%

Weighted Curve Number for Drainage Basin

% Impervious	62.8%	Soil Group A	CN1 = 98
% Semi-Impervious	0.0%	Soil Group A	
% Pervious	37.2%	Soil Group A	CN3 = 39

CN Value Based on Open Space (Good Condition)

CN = [(% Impervious)(CN1) + (% Semi-Impervious)(CN2) + (% Pervious)(CN3)]
CN = 76.1

Time of Concentration
Use 10 Mins

IV. POST-DEVELOPMENT CONDITIONS

Total Site Area	72,368 s.f.	1.66	100.0%
Proposed Buildings	2,939 s.f.	0.07	4.1%
Proposed Concrete	4,809 s.f.	0.11	6.6%
Proposed Pavement	39,729 s.f.	0.91	54.9%
Proposed Green Turf Block*	592 s.f.	0.01	0.8%

*Turf is counted as 70% impervious. (Total turf area = 846 s.f.)

Total Impervious	48,069 s.f.	1.10	66.4%
Total Semi-Impervious	s.f.	0.00	0.0%
Total Pervious	24,299 s.f.	0.56	33.6%

Weighted Curve Number for Drainage Basin

% Impervious	66.4%	Soil Group A	CN1 = 98
% Semi-Impervious	0.0%	Soil Group A	CN2 = 80
% Pervious	33.6%	Soil Group A	CN3 = 39

CN Value Based on Open Space (Good Condition)

CN = [(% Impervious)(CN1) + (% Semi-Impervious)(CN2) + (% Pervious)(CN3)]
CN = 78.2

Time of Concentration
Use 10 Mins

V. REQUIRED TREATMENT VOLUME

Total Site Area (ac) =	72,368.s.f.	1.661 ac
Total Net New Impervious Area (ac) =	2,595.s.f.	0.060 ac

0.5" over Site Area:

Site Area x 0.5" = 0.85 ac x (0.5in/12ft) = 0.069 ac-ft

A. Treatment Volume Tabulation
1.25" times percentage of imperviousness: (50% of 2.5" for Retention)

Site Area for water quality pervious/impervious calculations only

Net New Impervious Area x 1.25" = 0.06 ac x (1.25in/12ft) = 0.002 ac-ft

B. SFWMD Pollutant Loading Reduction Tabulations (See Appendix B for Calculations)

Dry Retention Depth (inches over the drainage basin) Required to Achieve	0.030 in
Percent Reduction per BMP Trains = 0.030" x 1.661 ac / 12" =	0.004 ac-ft

Required Treatment Volume for Pollutant Loading (ac-ft) =	0.004 ac-ft	= 168 cf
Total Required Treatment Volume for Basin (ac-ft) = Max. of A. and B. above =	**0.004 ac-ft**	**= 168 cf**

VI. PROPOSED TREATMENT VOLUME

Average SHWT Elev. = 5.05 ft. (NAVD)

Exfiltration Trench

Width of trench =	6.0 ft
Length of trench =	85.0 ft
Depth of trench =	4.0 ft
Inside Dia. of Perforated Pipe =	15 in

Stage (ft)	Area (ac)	Incremental volume (ac-ft)	Incremental volume (c.f.)	Cumulative volume (ac-ft)	Cumulative volume (c.f.)
bot. of trench = 10.00	0.012 510.s.f.	0.009	384	0.000	0
bot. of pipe = 11.75	0.012 510.s.f.	0.015	659	0.009	384
top of pipe = 13.00	0.012 510.s.f.	0.020	879	0.024	1,043
top of trench = 14.00	0.012 510.s.f.			0.044	1,922

VII. 25-Year, 3-Day Event Stage Computation

$$Q = \frac{(P-0.2S)2}{(P+0.8S)} \qquad V = Q \times A$$

$$S = \frac{1000}{CN} - 10$$

PRE-DEVELOPMENT RUNOFF VOLUME

P = rainfall =	13.00 in.
S = potential max. retention after runoff begins =	3.15 in.
Q = runoff =	9.86 in.
Area =	1.66 ac.
Runoff for 25yr-3day =	**1.366 ac-ft**

POST-DEVELOPMENT RUNOFF VOLUME

P = rainfall =	13.00 in.
S = potential max. retention after runoff begins =	2.79 in.
Q = runoff =	10.16 in.
Area =	1.66 ac.
Runoff for 25yr-3day =	**1.407 ac-ft**

SUMMARY

Change in Runoff Volume =	**0.042 ac-ft**
Volume Required in Exfiltration Trench =	**0.042 ac-ft**
Volume Provided in Exfiltration Trench =	**0.044 ac-ft**

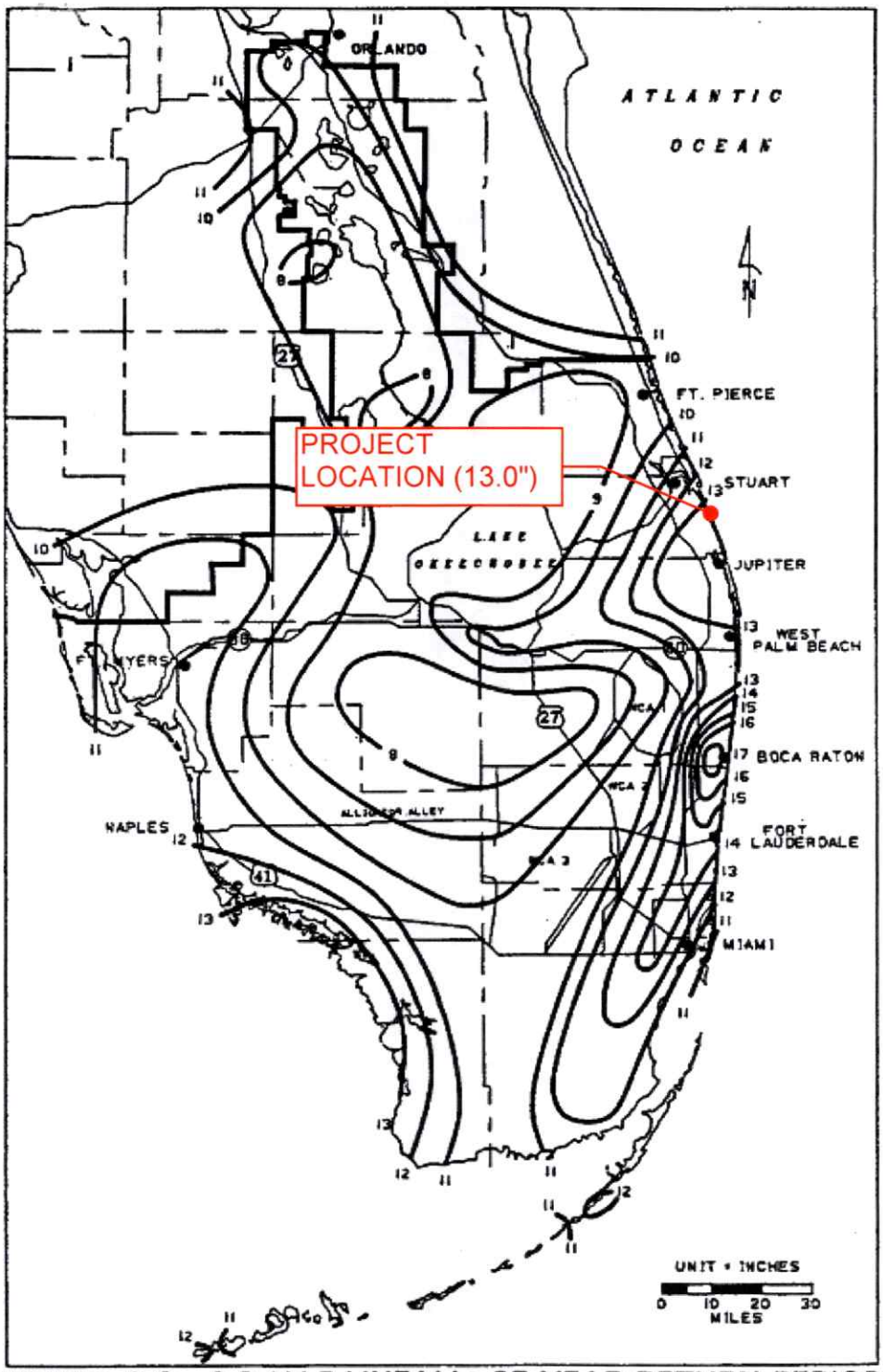


FIGURE C-8. 3-DAY RAINFALL: 25-YEAR RETURN PERIOD

Complete Report (not including cost) Ver 5.3.2

Project: MC Hobe Sound Beach Rescue
Date: 10/22/2025 7:15:05 AM

Site and Catchment Information

Analysis: Net Improvement

Catchment Name	site
Rainfall Zone	Florida Zone 5
Annual Mean Rainfall	60.00

Pre-Condition Landuse Information

Landuse	Low-Intensity Commercial: TN=1.13 TP=0.188
Area (acres)	1.66
Rational Coefficient (0-1)	0.51
Non DCIA Curve Number	39.00
DCIA Percent (0-100)	62.84
Nitrogen EMC (mg/l)	1.130
Phosphorus EMC (mg/l)	0.188
Runoff Volume (ac-ft/yr)	4.264
Groundwater N (kg/yr)	0.000
Groundwater P (kg/yr)	0.000
Nitrogen Loading (kg/yr)	5.941
Phosphorus Loading (kg/yr)	0.988

Post-Condition Landuse Information

Landuse	Low-Intensity Commercial: TN=1.13 TP=0.188
Area (acres)	1.66
Rational Coefficient (0-1)	0.54
Non DCIA Curve Number	39.00
DCIA Percent (0-100)	65.60
Wet Pond Area (ac)	0.00
Nitrogen EMC (mg/l)	1.130
Phosphorus EMC (mg/l)	0.188
Runoff Volume (ac-ft/yr)	4.444
Groundwater N (kg/yr)	0.000

Groundwater P (kg/yr)	0.000
Nitrogen Loading (kg/yr)	6.192
Phosphorus Loading (kg/yr)	1.030

Catchment Number: 1 Name: site

Project: MC Hobe Sound Beach Rescue
Date: 10/22/2025

Retention Design

Retention Depth (in)	0.320
Retention Volume (ac-ft)	0.044

Watershed Characteristics

Catchment Area (acres)	1.66
Contributing Area (acres)	1.660
Non-DCIA Curve Number	39.00
DCIA Percent	65.60
Rainfall Zone	Florida Zone 5
Rainfall (in)	60.00

Surface Water Discharge

Required TN Treatment Efficiency (%)	4
Provided TN Treatment Efficiency (%)	39
Required TP Treatment Efficiency (%)	4
Provided TP Treatment Efficiency (%)	39

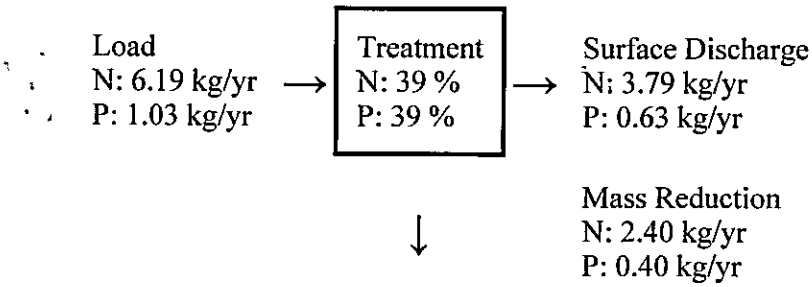
Media Mix Information

Type of Media Mix	Not Specified
Media N Reduction (%)	
Media P Reduction (%)	

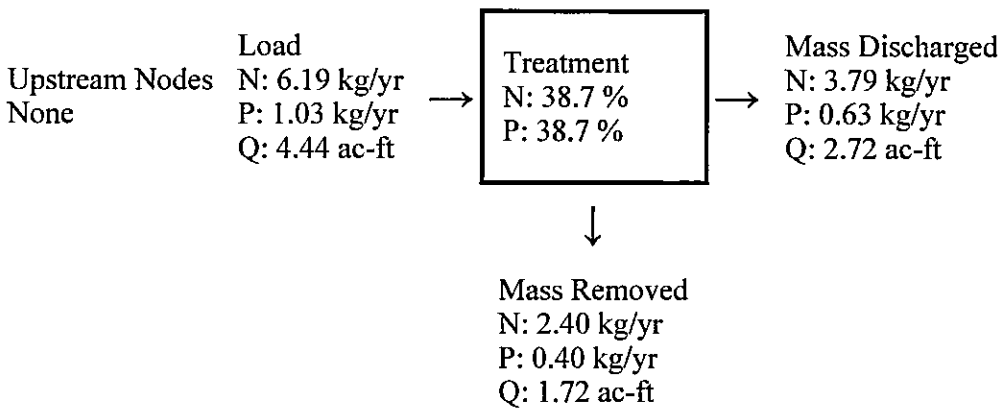
Groundwater Discharge (Stand-Alone)

Treatment Rate (MG/yr)	0.000
TN Mass Load (kg/yr)	2.397
TN Concentration (mg/L)	0.000
TP Mass Load (kg/yr)	0.399
TP Concentration (mg/L)	0.000

Load Diagram for Retention (stand-alone)



Load Diagram for Retention (As Used In Routing)



Summary Treatment Report Version: 5.3.2

Project: MC Hobe Sound Beach Rescue

Date:10/22/2025

Analysis Type: Net Improvement
BMP Types:
Catchment 1 - (site) Retention
Based on discharge load to 2 decimal places

Routing Summary
Catchment 1 Routed to Outlet

Total nitrogen target removal met? **Yes**
Total phosphorus target removal met? **Yes**

Summary Report

Nitrogen

Surface Water Discharge

Total N pre load	5.94 kg/yr

Total N post load	6.19 kg/yr	
Target N load reduction	4.04 %	
Target N discharge load	5.94 kg/yr	
Percent N load reduction	38.72 %	
Provided N discharge load	3.79 kg/yr	8.37 lb/yr
Provided N load removed	2.4 kg/yr	5.29 lb/yr

Phosphorus

Surface Water Discharge

Total P pre load	.988 kg/yr	
Total P post load	1.03 kg/yr	
Target P load reduction	4.04 %	
Target P discharge load	.988 kg/yr	
Percent P load reduction	38.72 %	
Provided P discharge load	.631 kg/yr	1.39 lb/yr
Provided P load removed	.399 kg/yr	.879 lb/yr

Specific Purpose Survey
Lot 3 & Portion of Lot 2, Block A, Bridge Road Blocks
Portion of Lot 198, Block 84, The Island Beach Revised
Martin County, Florida

Legend of Symbols & Abbreviations

●	Found Iron Rod or Pipe	WBF	Wood Board Fence
■	Found Concrete Monument	CLF	Chain Link Fence
⊛	Found Nail & Disk	Conc.	Concrete
◆	Found Brass Disk	EOP	Edge of Pavement
⊛	Set Nail & Disk		Flag Pole
(F)	Field Measurement		Handicap Parking Space
(D)	Deed Reference		Sign
(P)	Plat Reference		Round Post
(C)	Calculated Reference		Square Post
PSM	Professional Surveyor and Mapper		Miscellaneous Item
Id.	Identification		Palm
LB	Licensed Business		Unknown Tree
	Temporary Benchmark		Seagrape
TBM	Temporary Benchmark		Backflow Preventer
No.	Number		Fire Hydrant
NAD	North American Datum		Irrigation Control Valve
NAVD	North American Vertical Datum		Electric Vault
NGS	National Geodetic Survey		Transformer
PB	Plat Book		Light Pole
OR	Official Records		Air Conditioning Unit
DB	Deed Book		Storm Manhole
PG	Page		Cleanout
DNR	Department of Natural Resources		Removable Post Location
CCCL	Coastal Construction Control Line		Spot Elevation
CCSL	Coastal Construction Setback Line		Spot Elevation on Hard Surface
w/	With	10	Platted Lot #
ft.	Feet	1	Platted Block #
FFE	Finished Floor Elevation	—x—x—	Fence
TOG	Top of Grate		Plaque
IE	Invert Elevation		
PIN	**Parcel Identification Number**		
D-1	Drainage Structure Designation		
PVC	Polyvinyl Chloride Pipe		

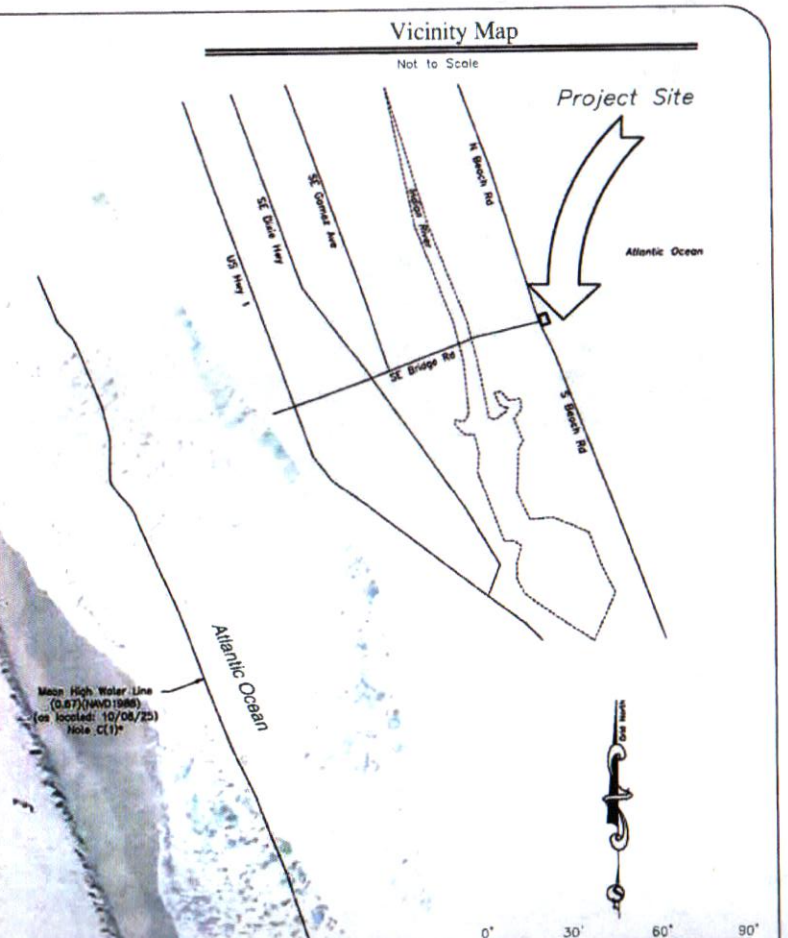
Sheet Index

Sheet 1:	Overview, Vicinity Map, Survey Notes & Miscellaneous Information Detail
Sheet 2:	Boundary Information
Sheet 3:	Topographic & Tree survey information with Martin County 2024 Aerial Photography
Sheet 4:	Topographic & Tree survey information with Martin County 2024 Aerial Photography

Surveyor's Notes

1.) Paper copies of this survey are not valid without the original signature and raised seal of a Florida Licensed Surveyor and Mapper. Digital copies are not valid without the digital signature of a **Florida Licensed** Surveyor and Mapper.
2.) The **bearing structure** for this survey, is based on a NAD 1983 Florida State Plane East Zone, **bearing of N 19°05'12" W** for the East Right-of-way Boundary of S Beach Road, also being the West Boundary of Subject **Property**.
3.) The horizontal datum utilized **for this** project is NAD 1983 Florida East Zone, 2011 Adjustment, U.S. Survey Feet. Said datum was established by utilizing the Florida Permanent Reference **Network (FPRN).**
4.) **This is a Specific Purpose survey, containing Boundary, Tree & Topographic information.**
5.) **Purpose of survey is to provide boundary, tree & topographic information, along with the Coastal Construction Line(s) & Coastal Construction Setback Line(s) within the subject** property **as depicted** hereon **for planning, design, and construction purposes** only.
6.) **This survey meets or exceeds applicable accuracy requirements** and is prepared according to **the standards of practice set forth by the Florida Administrative** Chapter 5J-17 as code, adopted by the Board of Professional Surveyors and Mappers.
7.) Lands shown hereon were not abstracted for right-of-way easements, ownership, or other instruments of record. Therefore surveyor can make no guarantees to ownership or encumbrances. There may be additional easements and restrictions that can be found within the **Public Records of Martin County.**
8.) **SurvTech utilized Real Time Kinematic (RTK)** GPS, **base/rover** methodology, and conventional **methods, for the location of topographic** features **depicted hereon, with an** accuracy of ±0.1 **feet, with the exception of benchmarks** and drainage **features, which were** leveled, with an **accuracy of ±0.03 feet.**
9.) **The vertical datum utilized** for this **project is NAVD 1988, U.S. Survey Feet. The benchmark utilized was National Geodetic Survey (NGS) Benchmark "872 2429 D"** with an **elevation of** 13.92 **feet. SurvTech utilized Real Time Kinematic (RTK) GPS, base/rover** methodology, **and conventional** methods, for the **location** of **topographic** features depicted hereon, with an accuracy of ±0.1 feet, with the **exception** of **benchmarks** and drainage features, which were leveled, with an accuracy of ±0.03 feet
10.) All utilities depicted hereon are from visible evidence only. Surveyor did not contact subsurface utility locator service.
11.) **No underground foundations or footers were excavated or located for this survey.**
12.) **The aerials depicted hereon** were obtained from Martin County and have a flight date from **2-26-24 to 2-27-24.**
13.) Parcel identification, addresses and parcel lines are depicted per the Martin County Property Appraiser website.
14.) Symbols of features and trees are not to scale and are only a representation of the location in the field.
15.) **Surveyor makes no guarantees as to the species of trees or to the health of each tree depicted hereon, if this information is necessary a certified arborist should be contacted.**
16.) **The trees shown hereon were located utilizing methods adequate for their accurate location** and **identification. However, this company and the signing surveyor reserves the right to verify the location of all trees critical to the design of buildings, parking and other permanent features. It is the responsibility of the design professional to inform this company and/or the signing surveyor of any trees critical to their design so that those trees can be verified prior to the completion of the design.**
17.) **This survey is composed** of four (4) sheets and is incomplete when not shown in their entirety.
18.) **Efforts were made to obtain** underground drainage pipe type and size, and pipe direction, as shown.
19.) **The Coastal Construction Setback Line, Plat Book 5, Page 17, the Coastal Construction Control Line, Plat Book 9, Page 99, and Coastal Control Line, Plat Book 6, Page 40, were established by recovery of reference monuments** depicted per Plat Book 9, Page 99 **(Martin County Coastal Construction Control Line): "Royal 2 Rls. 4", "85-84-A03" and "80-84-A04", utilizing Real Time Kinematic (RTK) GPS (Global Positioning System). NOTE: Per Plat Book 9, Page 99, said document replaces and supersedes the map within Plat Book 5, Page 17.**

Vicinity Map
Not to Scale



ORIGINAL SHEET SIZE 24"X36"

Flood Zone Information:
Subject property is located in Flood Zones "VE" & "X"
Flood Insurance Rate Map: 12085C
Panel No.: 0328 H
Community Name/No.: Town of Jupiter Island/120162
Effective Date: February 19, 2020

Note C(1)*: The **Mean High Water** Line (0.67)**(NAVD1988)** per FDEP **(Florida Department** of Environmental **Protection)** Tide **Interpolation Point #**100874) **& depicted** as located on 10/08/25

Description: (Per OR Book 33, Page 424)
Lot 3 and the South 23.17 ft. of Lot 2, Block "A", BRIDGE ROAD BLOCKS, according to the plat filed February 9, 1925, recorded in Plat Book 11, Page 16, Public Records of Palm Beach (now Martin) County, Florida.

Description: (Per OR Book 213, Page 265)
The North 123 ft. of Lot 198 (measured at right angles to the North line of said Lot 198) in Block 84 of THE ISLAND BEACH REVISED PLAT NO. 2, JUPITER ISLAND, Hobe Sound, Martin County, Florida, as recorded in Plat Book 2, Page 44, of the Public Records of Martin County, Florida.

Certifications:
Martin County

Benjamin F. Stinson **PSM No.** 6924
SurvTech Solutions, Inc, **LB** No. 7340

Project Name: Hobe Sound Beach **Proposed** Pavilion	**Project No.:** 241019
Address: 1 South Beach Road	**City:** Hobe Sound **State:** Florida

	REVISION	DATE	INITIALS
1	Miscellaneous Revisions and additional information	10/10/25	BS

SURVEYING TODAY WITH TOMORROW'S TECHNOLOGY

Drafted By: B. Stinson
Date Drafted: 06/27/24
Approved By: B. Stinson
Date Approved: 10/29/24
Drawing Name: 241019_T
Prior Project No.: N/A
Last Field Date: 09/16/24
Field Book/Page: 24-06FP/34

SURVTECH SOLUTIONS, INC.
10220 U.S. Highway 92 East
Tampa, FL 33610
phone: (813)-621-4929
fax: (813)-621-7194
Licensed Business #7340
email: bstinson@survtechsolutions.com
http://www.survtechsolutions.com

SHEET: 1 OF 4

NOTE: This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at www.martin.fl.us/accessibility-feedback.

Date Plotted: 10/14/2025 10:52:14 AM By: Ben Stinson

Boundary Detail

ORIGINAL SHEET SIZE 24"X36"

0' 30' 60' 90'

Scale: 1" = 30'

Acreage Calculations

Acreages calculated from East Right-of-way Boundaries of Beach Road to the Erosion Control Line

Overall Combined: 96968.89 Square Feet, 2.227 Acres

North Area Limits:
that portion described per DB Book **33, Page 424**
(to **Erosion Control Line**)(to North of **right-of-way** of Bridge Road)
North Area: 36328.81 Square Feet, 0.834 Acres

South Area Limits:
that portion described per **OR Book 213, Page 285**
(to **Erosion Control Line**)(to **South** of **right-of-way** of Bridge Road)
South Area: 39448.83 Square Feet, 0.906 Acres

Public Right-of-way Limits:
that portion of public right-of-way of Bridge **Road, from** East **Right-of-way Boundaries of Beach Road** to **the Erosion Control** Line
Public Right-of-way: 21212.45 Square Feet, 0.487 Acres

Corner Monumentation Information

1. Found Nail & Disk "LB5879"
2. **Found 1/2"** Iron **Rod (No Id.)** **Found 5/8"** Iron **Rod (No Id.)** **0.01' South** 0.20' West
3. Set 5/8"Capped Iron Rod "LB7340"
4. Found **1/2" Capped** Iron **Rod "PSM 6342"**
5. Found **Nail & Disk "PSM 6342"** Found 5/8" Iron Rod (No Id.) 0.25' South 0.79' West
6. Found **Nail & Disk "PSM 6342"**
7. Found **3" Brass Disk "DNR R86"**
8. Found **Nail** & Disk **(Illegible)**
9. Found 4"x4" Concrete Monument with Disk (Illegible)
10. **Found 4"x4"** Concrete **Monument** with Nail & Disk **"PSM 6342"**
11. Found **5/8" Capped** Iron **Rod "PSM 6342"** Found **5/8" Capped** Iron **Rod "LB5879"** 0.45' North 0.16' West
12. Set Nail & Disk "LB7340"

Coastal Construction Control Station Recovery Information

SurvTech Information:

Designation	Northing Florida East US Survey Feet NAD 1983	Easting Florida East US Survey Feet NAD 1983	Latitude Decimal Degrees	Longitude Decimal Degrees
89-84-A02	994241.42	943790.19	27.066190	-80.116191
ROYAL 2 RM 4	998009.53	942416.43	27.076581	-80.120331
89-84-A04	984238.93	948009.21	27.038595	-80.103447

SurvTech utilized Real Time Kinematic (RTK) GPS (Global Positioning System), for the **location** of control stations depicted hereon, with an accuracy of ±0.1 feet, positional tolerance, **processed** with Carlson Survey version 2020.

Plat Book 9, Page 99 Published Information:

Designation	Northing Florida East US Survey Feet NAD 1927	Easting Florida East US Survey Feet NAD 1927
89-84-A02	994076.99	787551.90
ROYAL 2 RM 4	997844.83	786178.23
89-84-A04	984074.57	791770.88

National Geodetic Survey (NGS) Coordinate & Tranformation Tool (NCAT) NAD1927 to NAD1983

Designation	Northing Florida East US Survey Feet NAD 1983	Easting Florida East US Survey Feet NAD 1983	Latitude Decimal Degrees	Longitude Decimal Degrees
89-84-A02	994239.59	943789.76	27.06618	-80.11619
ROYAL 2 RM 4	998007.44	942416.08	27.07658	-80.12033
89-84-A04	984237.18	948008.79	27.03859	-80.10345

Designation	CONVERGENCE Degrees Minutes Seconds	Scale Factor
89-84-A02	00 24 07.83	1.00003632
ROYAL 2 RM 4	00 24 01.56	1.00003512
89-84-A04	00 24 27.33	1.00003882

Bearing & Distance Tie Information: from NGS NCAT Location to SurvTech Location

Designation	Bearing	Distance
89-84-A02	N 55°21'11" E	1.61'
ROYAL 2 RM 4	N 46°55'38" E	1.73
89-84-A04	N 56°14'32" E	1.54'

(A) **Found 5/8" Capped Iron Rod "PSM 6342" Northing: 994406.77 Easting: 943772.27**

(B) **Set Nail & Disk "LB7340" Northing: 994303.50 Easting: 943809.88**

Statement of Potential Encroachments

(A) Improvements fall within public right-of-way of Bridge Road (See this sheet and sheet 3)

Note C*: The **Mean High Water Line (0.67)(NAVD1988)** & **Mean** Low Water Line **(-2.29)(NAVD1988)** per **FDEP (Florida Department of Environmental Protection) Tide Interpolation Point #100**674) & depicted as located on 10/08/25

Note D*: The **Seasonal** High Water Line (5.05)(NAVD1988) depicted hereon per "**Boundary** and Tidal Water Survey for 7 South Beach LLC", **performed** by RL Vought & **Associates** Inc, file no. PB16557-**212, dated 1/25/21, last revised 5/10/21, referenced** by FDEP **(Florida Department** of Environmental Protection) as **"MHW**8082" & depicted as located on 10/08/25

Benchmark Information: NAVD 1988

TBM #1
Elevation = 11.66'
Set nail & disk in asphalt **near** Northwest **corner** of **subject** property; 56'± **Southeast** of a storm manhole; 58'± Northeast of a storm manhole;

TBM #2
Elevation = 15.50'
Set nail & disk in asphalt near Southeast limits of subject property; 29'± **Southwest of concrete sidewalk**, 30'± **Southeast of** 12" palm tree.

Line Information: Field

LINE	BEARING	DISTANCE
L1	N 72°39'05" E	10.00'
L2	N 19°54'08" W	27.03'

Line Information: Field

LINE	BEARING	DISTANCE
L3	N 70°10'26" E	38.80'
L4	N 69°36'10" E	29.30'
L5	N 67°07'45" E	29.30'
L6	N 72°39'08" E	20.27'

Line Information: Field

LINE	BEARING	DISTANCE
L7	N 74°53'18" E	34.35'
L8	N 69°51'03" E	31.68'
L9	N 72°39'08" E	39.81'

Specific Purpose Survey
Hobe Sound Beach Proposed Pavilion

SURVTECH SOLUTIONS, INC.
10220 U.S. Highway 92 East
Tampa, FL 33610
Licensed Business #7340
phone: (813)-621-4929
fax: (813)-621-7194
email: bstinson@survtechsolutions.com
http://www.survtechsolutions.com

Drawing Name: 241019_T (Revision #1) SHEET: 2 OF 4

Topographic Detail

Note A*: Appears 6" PVC runs Westerly to storm manhole
Note B*: Unable to obtain as-built data due to traffic/safety concerns

ORIGINAL SHEET SIZE 24"X36"

0' 20' 40' 60'
Scale: 1" = 20'

Specific Purpose Survey
Hobe Sound Beach Proposed Pavilion

SURVTECH SOLUTIONS, INC.
10220 U.S. Highway 92 East
Tampa, FL 33610
Licensed Business #7340
phone: (813)-621-4929
fax: (813)-621-7194
email: bdinder@survtechsolutions.com
http://www.survtechsolutions.com

Drawing Name: 241019_T (Revision #1) SHEET: 3 OF 4

Topographic Detail

0' 20' 40' 60'

Scale: 1" = 20'

ORIGINAL SHEET SIZE 24"X36"

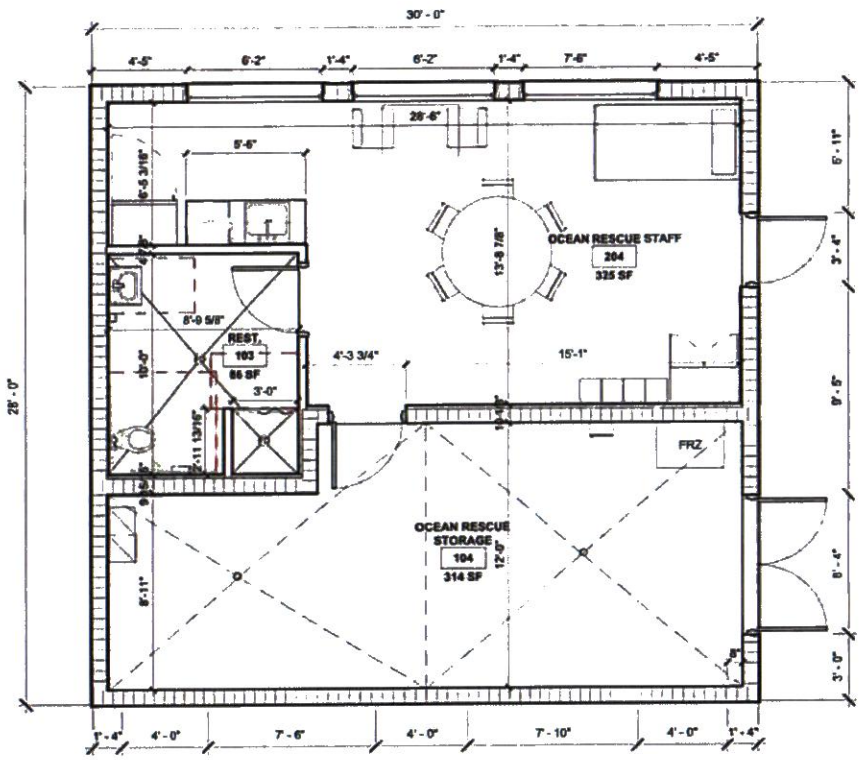
Note C*: The Mean High Water Line (0.67)(NAVD1988) & Mean Low Water Line (-2.29)(NAVD1988) per FDEP (Florida Department of Environmental Protection) Tide Interpolation Point #100874) & depicted as located on 10/08/25

Note D*: The Seasonal High Water Line (5.05)(NAVD1988) depicted hereon per "Boundary and Tidal Water Survey for 7 South Beach LLC", performed by RL Vaught & Associates Inc, file no. P816507-21J, dated 1/25/21, last revised 5/10/21, referenced by FDEP (Florida Department of Environmental Protection) as "MHW8082" & depicted as located on 10/08/25

Specific Purpose Survey
Hobe Sound Beach Proposed Pavilion

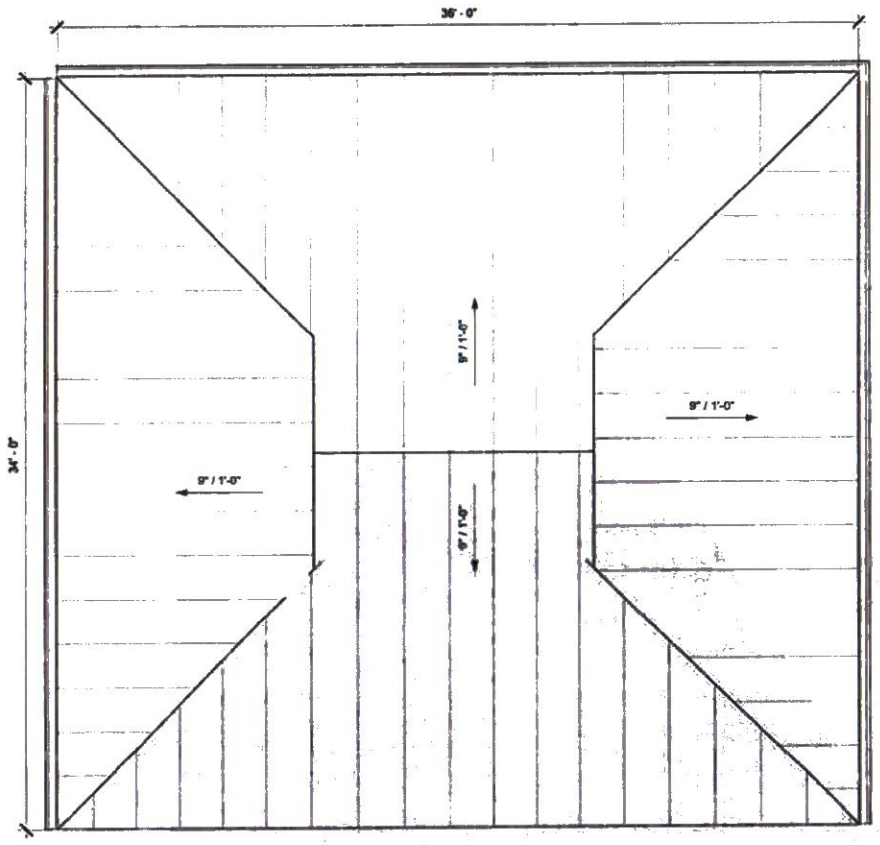
SURVTECH SOLUTIONS, INC
10220 U.S. Highway 92 East
Tampa, FL 33610
Licensed Business #7340
phone: (813)-621-4929
fax: (813)-621-7194
email: bstinson@survtechsolutions.com
http://www.survtechsolutions.com

Drawing Name: 241019_T (Revision #1) SHEET: 4 OF 4



OCEAN RESCUE BUILDING - FLOOR PLAN

SCALE: 1/4" = 1'-0"



OCEAN RESCUE BUILDING - ROOF PLAN

SCALE: 1/4" = 1'-0"

NO.	REVISION	DATE
	DESIGN DEVELOPMENT	10-13-2025

CONSULTANT:

MC HOBE SOUND BEACH OCEAN RESCUE, BATH HOUSE, PAVILION & OCEAN RESCUE FACILITY

Hobe Sound Beach, Jupiter Island, FL 33455

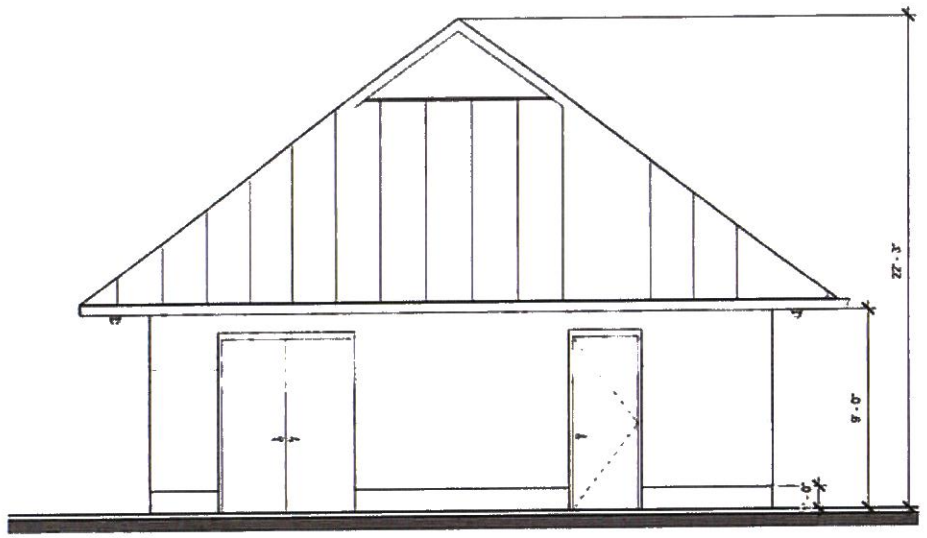
CPZ ARCHITECTS, INC.
416 WEST BROWARD BOULEVARD
PLANTATION, FLORIDA 33317
PHONE: (954) 793-8525 FAX: (954) 337-0359
AA #26000663 WWW.CPZARCHITECTS.COM

DRAWING TITLE:

PROPOSED OFICE FLOOR & ROOF PLAN

DRAWN:	FJS
CHECKED:	CPZ
DATE:	10-13-2025
SCALE:	1/4" = 1'-0"
PROJECT NO.	2010D
SHEET:	AO-101

PAUL ARCIERO, A.L.A.
REGISTERED ARCHITECT NO. 101105
STATE OF FLORIDA
Paul Arciero
DATE: 10-13-2025



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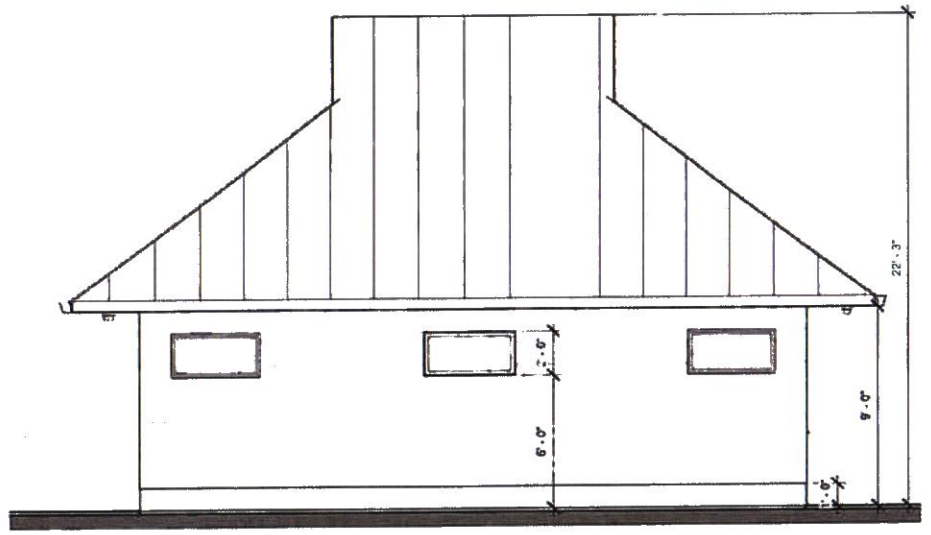
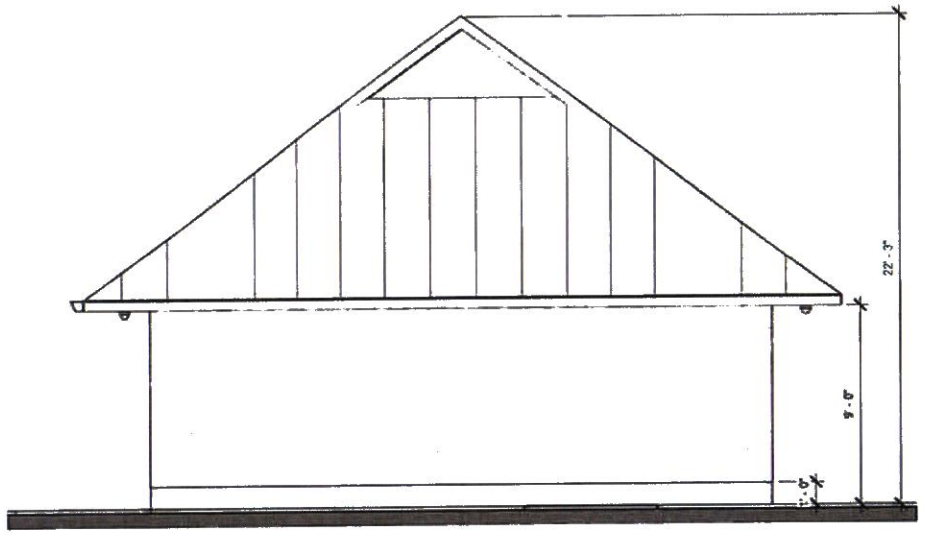
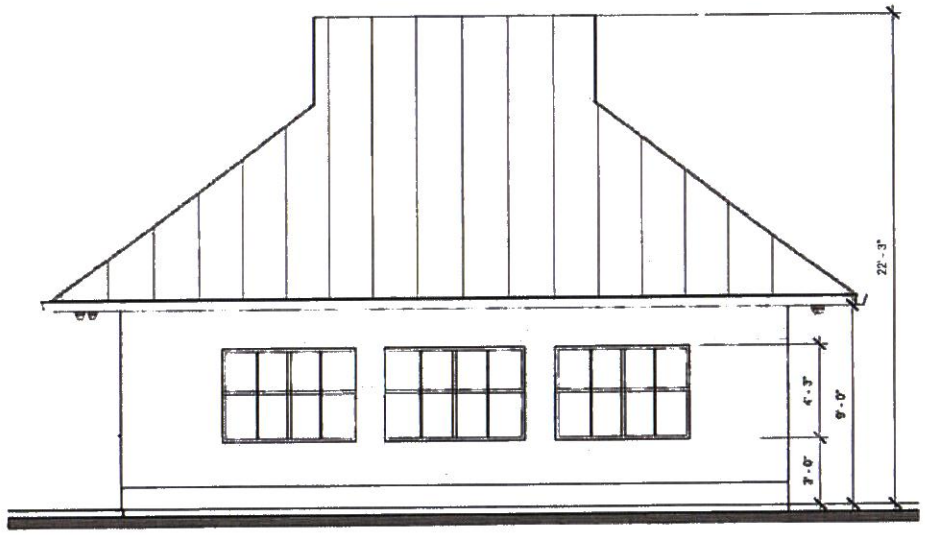


2 Elevation O-3



3 north



4 Elevation O-1

NO.	REVISION	DATE
	DESIGN DEVELOPMENT	10-13-2025

CONSULTANT:

MC HOBE SOUND BEACH OCEAN RESCUE, BATH HOUSE, PAVILION & OCEAN RESCUE FACILITY

Hobe Sound Beach, Jupiter Island, FL 33455

CPZ ARCHITECTS, INC.

4316 WEST BROWARD BOULEVARD
PLANTATION, FLORIDA 33317
PHONE: (954) 792-8255 FAX: (954) 337-0339
AA 26000685 WWW.CPZARCHITECTS.COM

DRAWING TITLE:

PROPOSED OFFICE ELEVATIONS

DRAWN	LG
CHECKED:	CPZ
DATE:	10-13-2025
SCALE:	1/4" = 1'-0"
PROJECT NO.	20100
SHEET:	AO-200

PAUL ARCIERO, A.I.A.
REGISTERED ARCHITECT NO. 16700
STATE OF FLORIDA
Paul Arciero
DATE 10-13-2025

Autodesk Docs://20100 Hobe Sound Ocean Rescue/20100 - MC HSBOR-CD.rvt - R25 - CENTRAL.rvt
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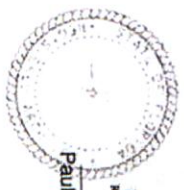


PAUL A. RICHERO, A.I.A.
REGISTERED ARCHITECT NO.
STATE OF FLORIDA
Paul Richero
DATE: 10-13-2025

AO-900

DRAWN: LG
CHECKED: CPZ
DATE: 10-13-2025
SCALE:
PROJECT NO: 20100
SHEET:

OFFICE RENDERINGS

DRAWING TITLE:

CPZ ARCHITECTS, INC.

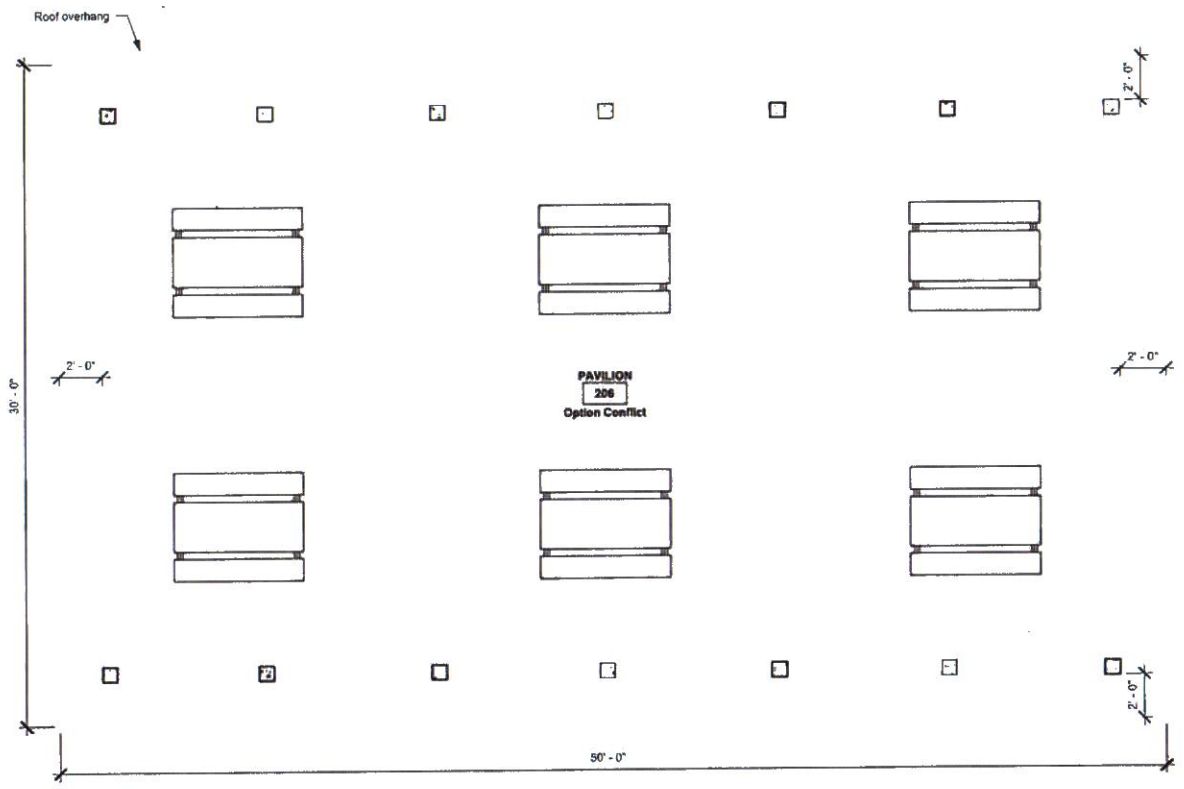
4316 WEST BROWARD BOULEVARD
PLANTATION, FLORIDA 33317
PHONE: (954) 792-8525 FAX: (954) 337-0359
AA #26000685 WWW.CPZARCHITECTS.COM

MC HOBE SOUND BEACH OCEAN RESCUE, BATH HOUSE, PAVILION & OCEAN RESCUE FACILITY

Hobe Sound Beach, Jupiter Island, FL 33455

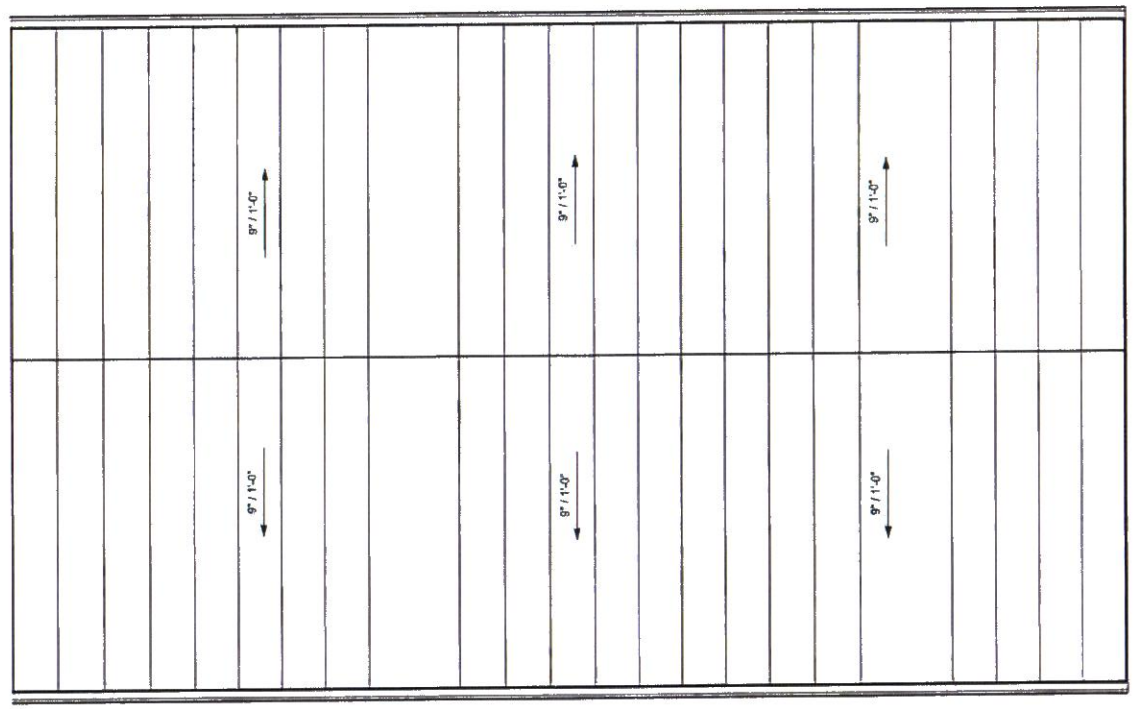
CONSULTANT:

NO.	REVISION	DATE
	PERMIT SUBMITTAL	10-13-2025



PAVILION - FLOOR PLAN

SCALE: 1/4" = 1'-0"



PAVILION - ROOF PLAN

SCALE: 1/4" = 1'-0"

NO	REVISION	DATE
	DESIGN DEVELOPMENT	10-13-2025

CONSULTANT:

MC HOBE SOUND BEACH OCEAN RESCUE, BATH HOUSE, PAVILION & OCEAN RESCUE FACILITY

Hobe Sound Beach, Jupiter Island, FL. 33455

CPZ ARCHITECTS, INC.
431 WEST BROWARD BOULEVARD
PLANTATION, FLORIDA 33317
PHONE: (954) 792-8325 FAX: (954) 377-0359
AA #26000683 WWW.CPZARCHITECTS.COM

DRAWING TITLE:

PROPOSED PAVILION FLOOR & ROOF PLAN

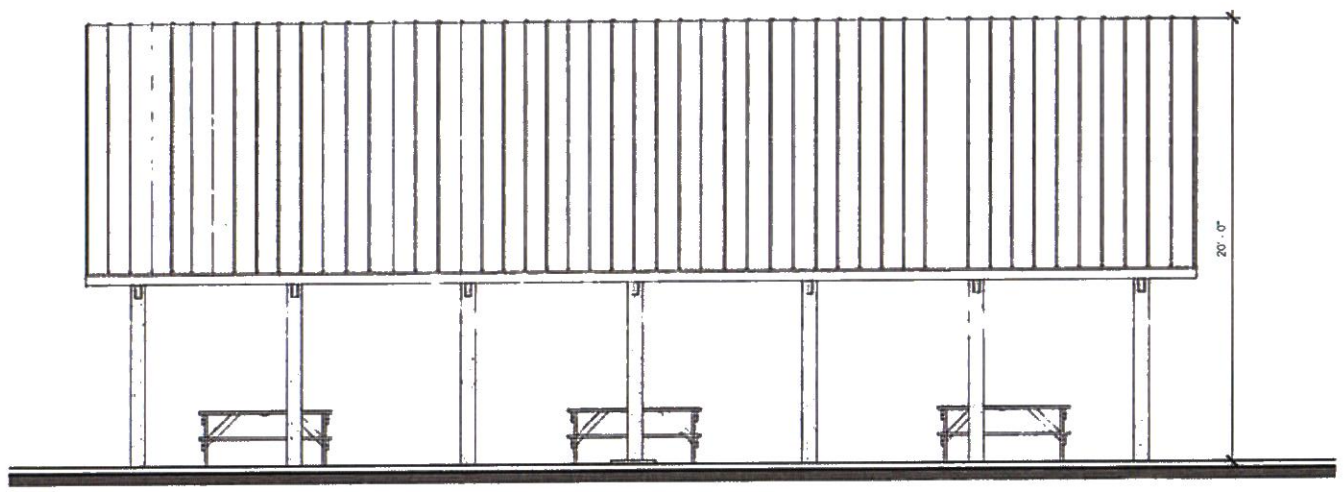
DRAWN:	FJS
CHECKED:	CPZ
DATE:	10-13-2025
SCALE:	1/4" = 1'-0"
PROJECT NO.	20100
SHEET:	

AP-101

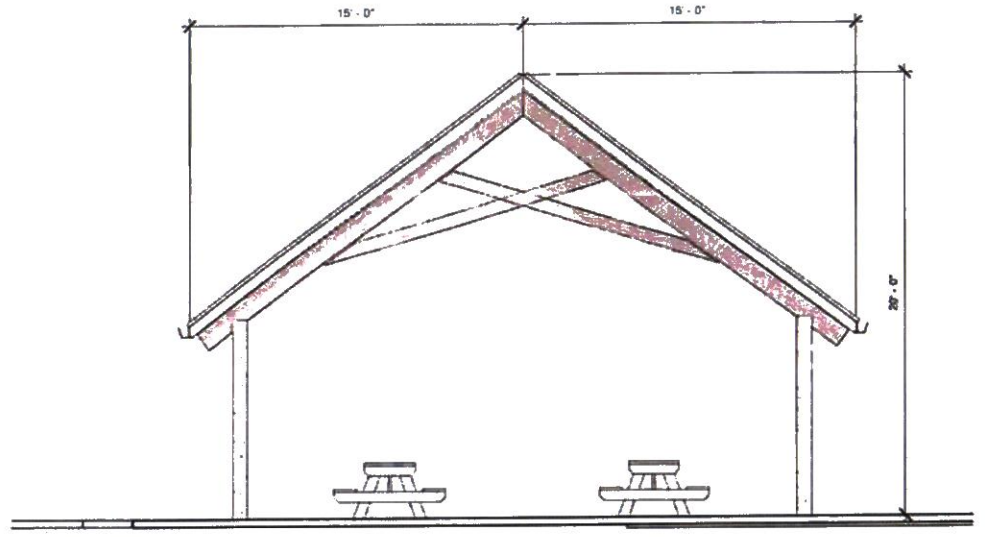
PAUL ARCIERO, A.L.A.
REGISTERED ARCHITECT NO.
STATE OF FLORIDA

Paul Arciero

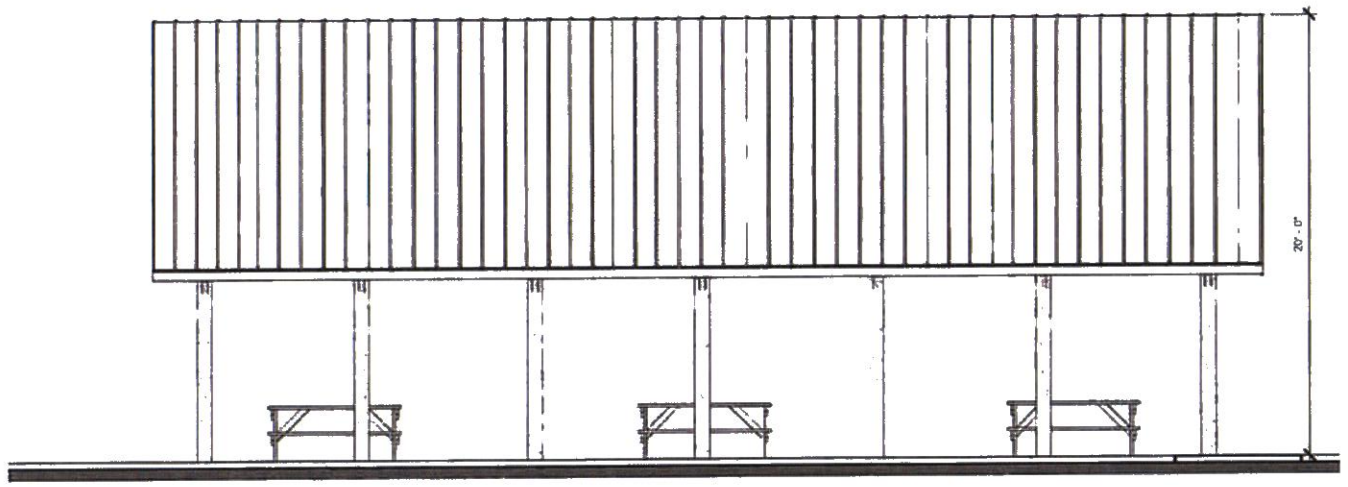
DATE: 10-13-2025



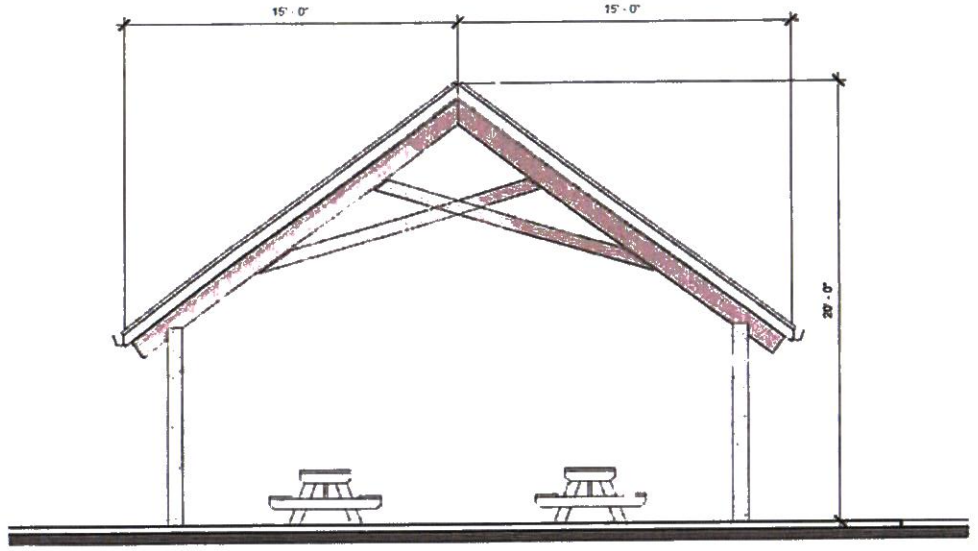
1 Elevation -WEST



2 Elevation - NORTH



3 Elevation - EAST



4 Elevation - SOUTH

NO	REVISION	DATE
	DESIGN DEVELOPMENT	10-13-2025

CONSULTANT:

MC HOBE SOUND BEACH OCEAN RESCUE, BATH HOUSE, PAVILION & OCEAN RESCUE FACILITY

Hobe Sound Beach, Jupiter Island, FL 33455

CPZ ARCHITECTS, INC.
431 WEST BROWARD BOULEVARD
PLANTATION, FLORIDA 33317
PHONE: (954) 792-8935 FAX: (954) 337-0359
AA 26000645 WWW.CPZARCHITECTS.COM

DRAWING TITLE:

PROPOSED PAVILION ELEVATIONS

DRAWN:	LG
CHECKED:	CPZ
DATE:	10-13-2025
SCALE:	1/4" = 1'-0"
PROJECT NO.	20100
SHEET:	AP-200

PAUL ARCIERO, A.I.A.
REGISTERED ARCHITECT NO.
STATE OF FLORIDA
Paul Arciero
DATE: 10-13-2025

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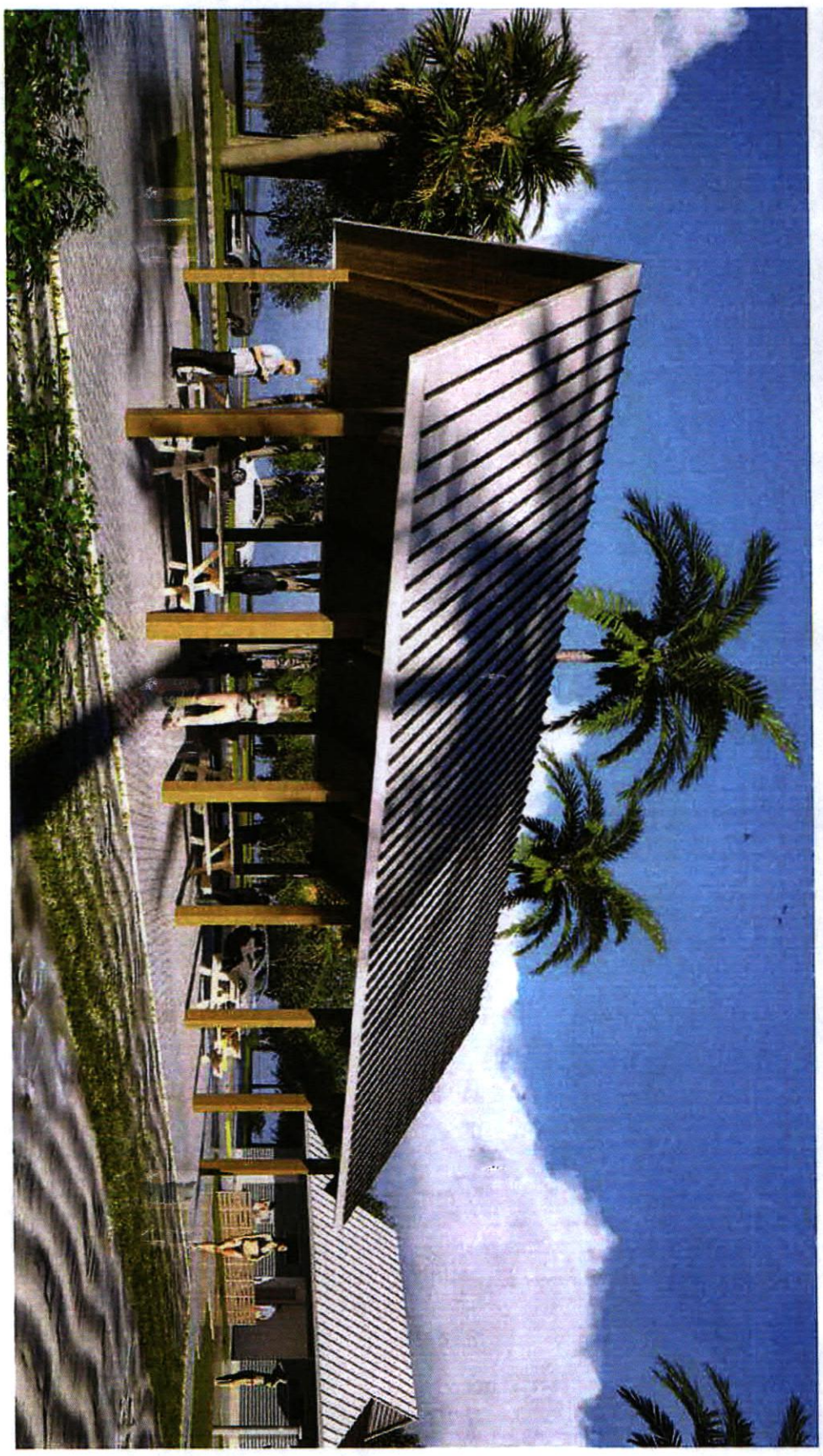


PAUL ARCIERO, A.I.A.
REGISTERED ARCHITECT NO.
STATE OF FLORIDA
DATE 10-13-2025

AP-902

DRAWN: LG
CHECKED: CPZ
DATE: 10-13-2025
SCALE:
PROJECT NO. 2010D
SHEET:

PAVILION RENDERINGS

DRAWING TITLE:

CPZ ARCHITECTS, INC.

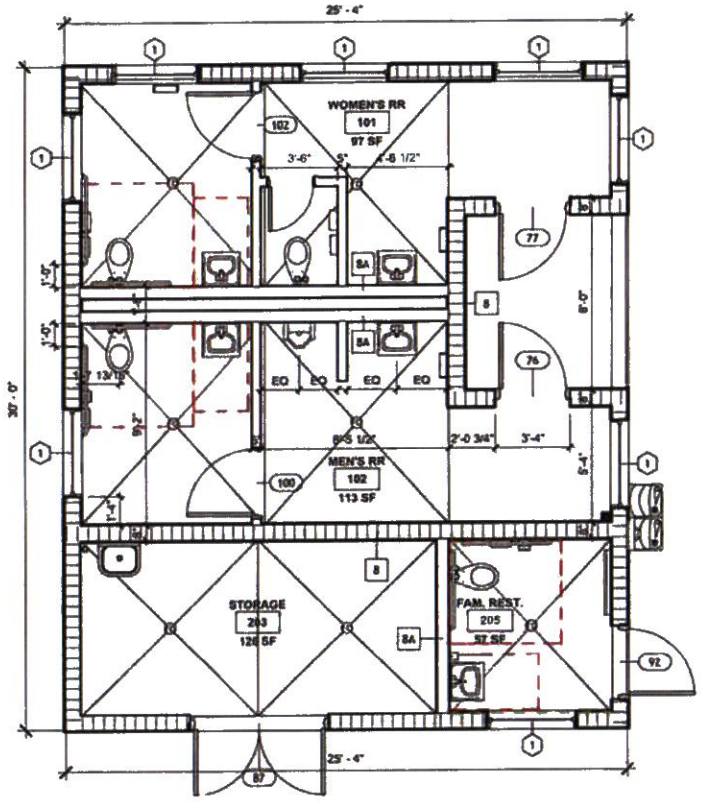
4316 WEST BROWARD BOULEVARD
PLANTATION, FLORIDA 33317
PHONE (954) 792-8525 FAX: (954) 337-0359
AA #26000685 WWW.CPZARCHITECTS.COM

MC HOBE SOUND BEACH OCEAN RESCUE, BATH HOUSE, PAVILION & OCEAN RESCUE FACILITY

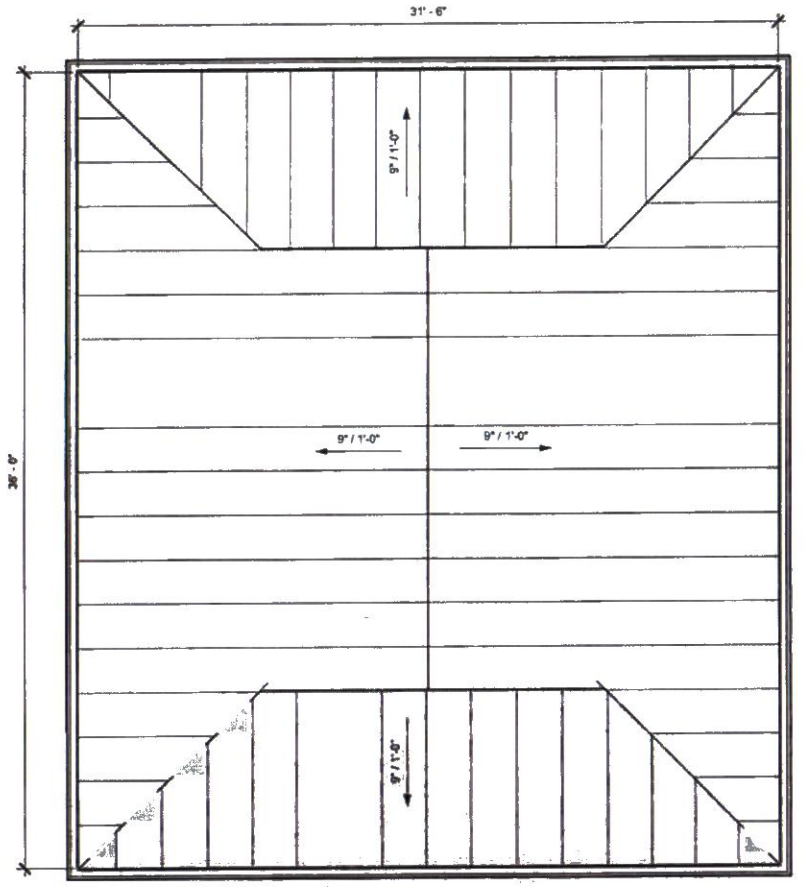
Hobe Sound Beach, Jupiter Island, FL 33455

CONSULTANT:

NO	REVISION	DATE
	DESIGN DEVELOPMENT	10-13-2025



BATH HOUSE - FLOOR PLAN



BATH HOUSE - ROOF PLAN

NO	REVISION	DATE
	DESIGN DEVELOPMENT	10-13-2025

CONSULTANT:

MC HOBE SOUND BEACH OCEAN RESCUE, BATH HOUSE, PAVILION & OCEAN RESCUE FACILITY

Hobe Sound Beach, Jupiter Island, FL 33455

CPZ ARCHITECTS, INC.
4316 WEST BROWARD BOULEVARD
PLANTATION, FLORIDA 33317 (954) 537-0459
FAX (954) 583-2552 E-MAIL: CPZ@CPZARCHITECTS.COM
AA 0260004 WWW.CPZARCHITECTS.COM

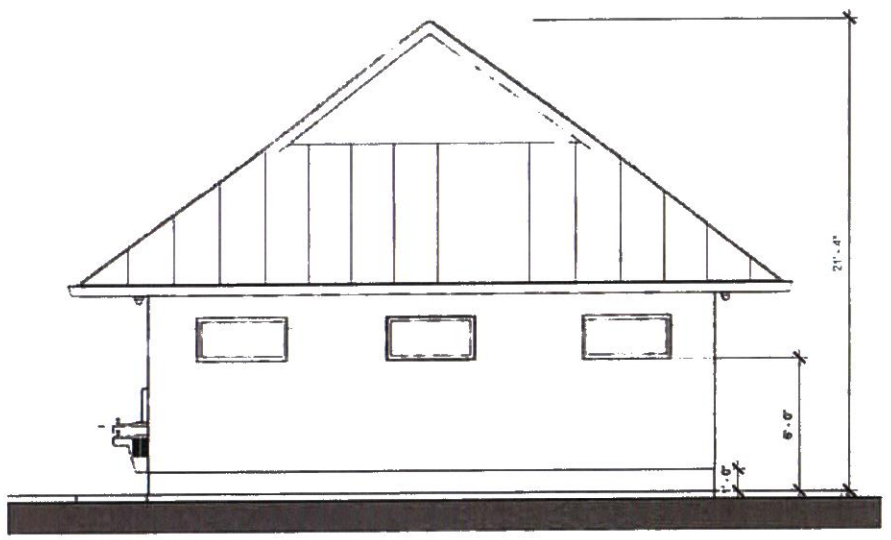
DRAWING TITLE:

PROPOSED BATH HOUSE FLOOR & ROOF PLAN

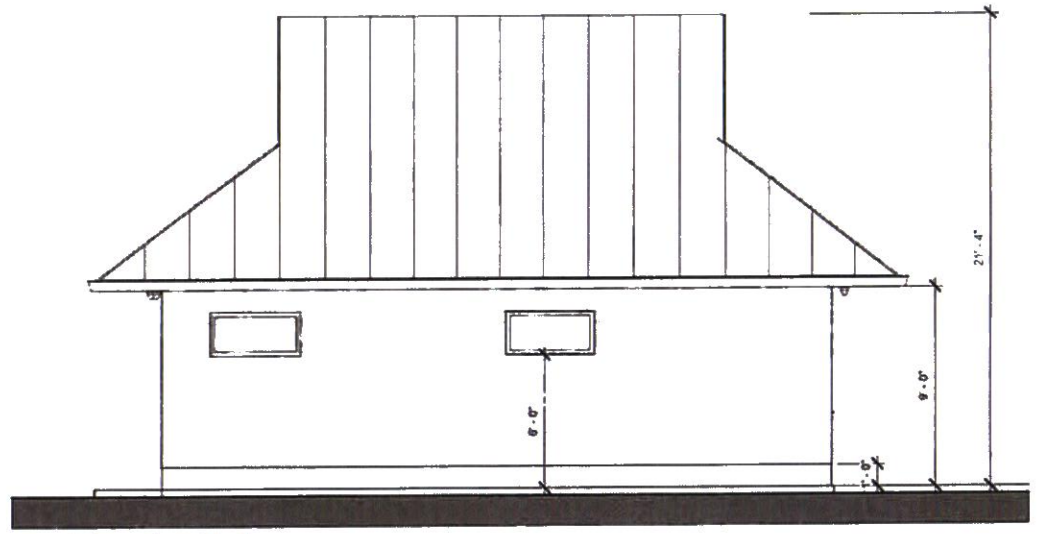
DRAWN: FJS
CHECKED: CPZ
DATE: 10-13-2025
SCALE: 1/4" = 1'-0"
PROJECT NO. 20100
SHEET:

AR-101

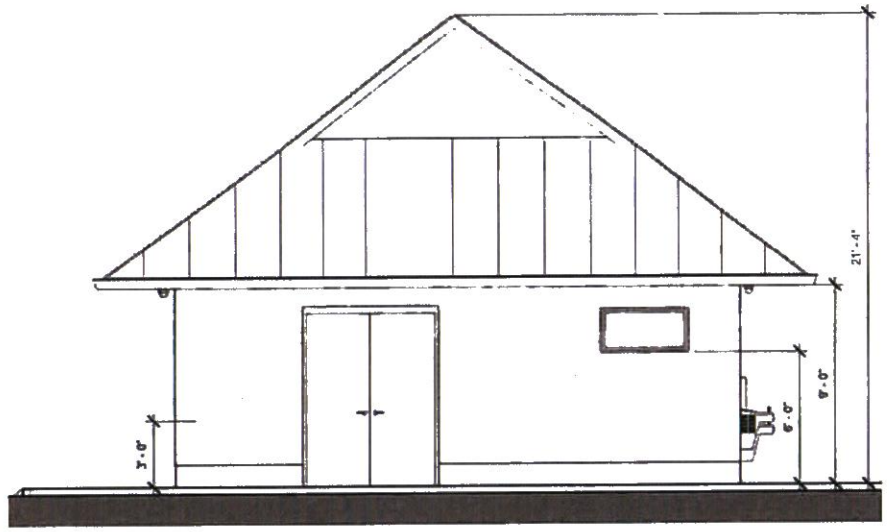
PAUL ARCIERO, A.I.A.
REGISTERED ARCHITECT NO.
STATE OF FLORIDA
Paul Arciero
DATE: 10-13-2025



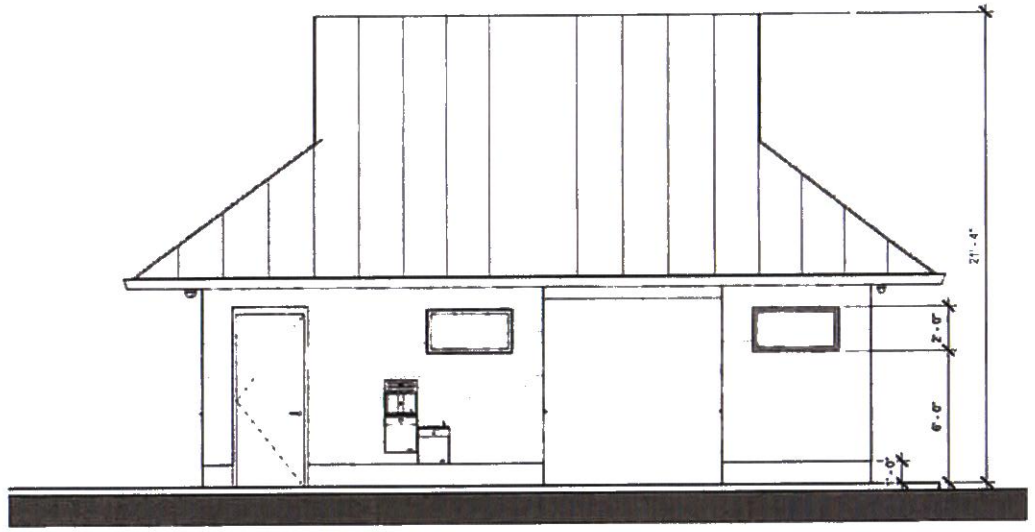
1 Elevation R-1



2 Elevation R-2



3 Elevation R-3



4 Elevation R-4

NO	REVISION	DATE
	DESIGN DEVELOPMENT	10-13-2025

CONSULTANT:

MC HOBE SOUND BEACH OCEAN RESCUE, BATH HOUSE, PAVILION & OCEAN RESCUE FACILITY

Hobe Sound Beach, Jupiter Island, FL 33455

CPZ ARCHITECTS, INC.
4316 WEST BROWARD BOULEVARD
PLANTATION, FLORIDA 33317
PHONE: (954) 315-3535 FAX: (954) 317-3459
AA 26000681 WWW.CPZARCHITECTS.COM

DRAWING TITLE:

PROPOSED BATH HOUSE ELEVATIONS

DRAWN:	LG
CHECKED:	CPZ
DATE:	10-13-2025
SCALE:	1/4" = 1'-0"
PROJECT NO.	20100
SHEET:	

AR-200

PAUL ARCIERO, A.I.A. REGISTERED ARCHITECT NO. [illegible] STATE OF FLORIDA

Paul Arciero

DATE 10-13-2025

Autodesk Docs://20150 Hobe Sound Ocean Rescue/20100 - MC HSBOR DD set - R25- CENTRAL.rvt
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PAUL ARCIERO, A.I.A.
PROJECT NO.
DATE: 10-13-2025

CPZ ARCHITECTS, INC.
4316 WEST BROWARD BOULEVARD
PLANTATION, FLORIDA 33317
PHONE: (954) 792-8525 FAX: (954) 337-0359
AA #26000685 WWW.CPZARCHITECTS.COM

MC HOBE SOUND BEACH OCEAN RESCUE, BATH HOUSE, PAVILION & OCEAN RESCUE FACILITY

Hobe Sound Beach, Jupiter Island, FL 33455

CONSULTANT:

NO	REVISION	DATE
	DESIGN DEVELOPMENT	10-13-2025

DRAWING TITLE:
BATH HOUSE RENDERINGS

DRAWN: LG
CHECKED: CPZ
DATE: 10-13-2025
SCALE:
PROJECT NO. 20150
SHEET:

AR-901

Autodesk Docs://20100 Hobe Sound Ocean Rescue/20100 - MC HOBOR BD.rvt - R25 - CENTRAL.rvt
12/5/2023 3:09:18 PM

PAUL ARCIERO, A.I.A.
REGISTERED
FL CT NO.
10,105
STATE OF
Paul Arciero
DATE: 10-13-2025

R-903

DRAWN: LG
CHECKED: CPZ
DATE: 10-13-2025
SCALE:
PROJECT NO: 20100
SHEET:

OVERALL RENDERINGS

DRAWING TITLE:

CPZ ARCHITECTS, INC.
4316 WEST BROWARD BOULEVARD
PLANTATION, FLORIDA 33317
PHONE: (954) 792-8525 FAX: (954) 337-0359
AA #26000685 WWW.CPZARCHITECTS.COM

MC HOBE SOUND BEACH OCEAN RESCUE, BATH HOUSE, PAVILION & OCEAN RESCUE FACILITY

Hobe Sound Beach, Jupiter Island, FL 33455

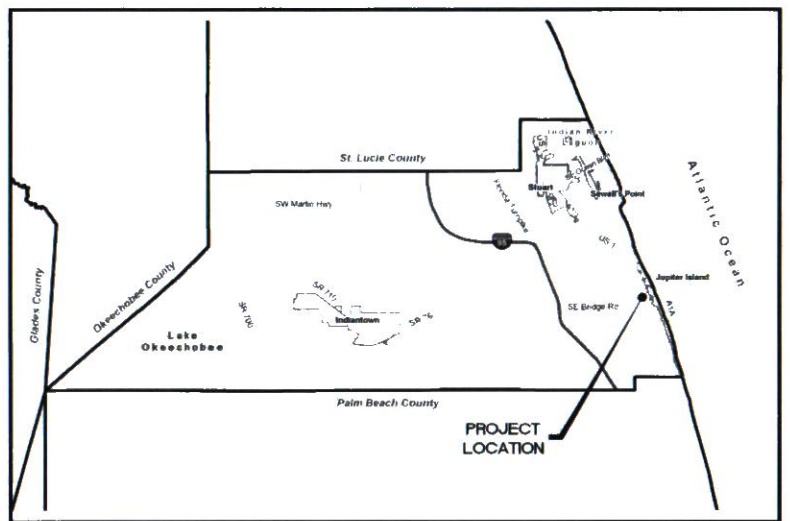
CONSULTANT:

NO	REVISION	DATE
	DESIGN DEVELOPMENT	10-13-2025

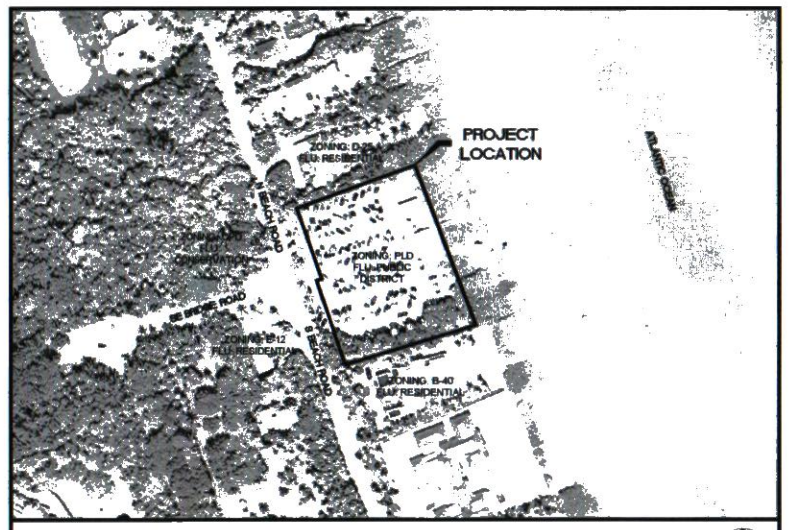
MARTIN COUNTY
HOBE SOUND BEACH OCEAN RESCUE

TOWN OF JUPITER ISLAND, FLORIDA

DECEMBER 2025
REVISED MARCH 2026



LOCATION MAP



VICINITY MAP

72 HOURS BEFORE DIGGING
CALL TOLL FREE
811
Know what's below. Call before you dig.

OWNER/APPLICANT

MARTIN COUNTY
REAL PROPERTY DIVISION
2401 SE MONTEREY ROAD
STUART, FLORIDA 34996
PH: (772) 320-3046

ENGINEER

MBV ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES

CIVIL ▪ STRUCTURAL ▪ SURVEYING ▪ ENVIRONMENTAL

1835 20TH STREET
VERO BEACH, FLORIDA 32960
PH: (772) 569-0035
MELBOURNE, FL - PH: (321) 253-1510
FT. PIERCE, FL - PH: (772) 468-9055

SURVEYOR

SURVTECH SOLUTIONS, INC.
10220 U.S. HIGHWAY 92 EAST
TAMPA, FLORIDA 33610
PH: (813) 621-4929

ARCHITECT

CPZ ARCHITECTS, INC.
4316 WEST BROWARD BLVD.
PLANTATION, FLORIDA 33317
PH: (954) 792-8525

INDEX OF DRAWINGS

C1	COVER SHEET
C2	GENERAL NOTES
C3	EXISTING CONDITIONS DEMOLITION AND EROSION CONTROL PLAN
C4	SITE PLAN
C5	PAVING, GRADING AND DRAINAGE PLAN
C6	CROSS SECTIONS
C7	UTILITY PLAN
C8	FIRE ACCESS PLAN
C9	SITE DETAILS
C10	UTILITY DETAILS

LEGAL DESCRIPTION

DESCRIPTION (PER DB BOOK 33, PAGE 424)
LOT 3 AND THE SOUTH 23.17 FT. OF LOT 2, BLOCK "A", BRIDGE ROAD BLOCKS, ACCORDING TO THE PLAT FILED FEBRUARY 9, 1925, RECORDED IN PLAT BOOK 11, PAGE 16, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

DESCRIPTION (PER OR BOOK 213, PAGE 265)
THE NORTH 123 FT. OF LOT 198 (MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID LOT 198) IN BLOCK 84 OF THE ISLAND BEACH REVISED PLAT NO. 2, JUPITER ISLAND, HOBE SOUND, MARTIN COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 2, PAGE 44, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

AARON G. STANTON LICENSE No. 72460 STATE OF FLORIDA PROFESSIONAL ENGINEER

AARON G. STANTON
FL P.E. #72460

DATE: 3/31/2026
PROJECT: 25-0208
SHEET
C1

PRE-CONSTRUCTION REQUIREMENTS:

1. THE CONTRACTOR IS REQUIRED TO PERFORM HIS WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE VARIOUS PERMITS WHICH WILL BE OBTAINED PRIOR TO BEGINNING CONSTRUCTION.
2. THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION SCHEDULE (SEQUENCE OF OPERATIONS) PRIOR TO THE PRE-CONSTRUCTION MEETING.
3. CONTRACTOR WILL ATTEND A PRE-CONSTRUCTION MEETING WITH THE DESIGN ENGINEER, MUNICIPALITY AND/ OR OWNER PRIOR TO LAND DISTURBANCE.
4. SHOP DRAWINGS SHALL BE SUBMITTED BEFORE ORDERING MATERIAL FOR PLANNED PROJECT. CORRESPONDING SHALL BE BETWEEN THE DESIGN ENGINEER AND THE LOCAL GOVERNING AGENCY AND IS THE RESPONSIBILITY OF THE CONTRACTOR.

CONSTRUCTION NOTES:

1. THE CONTRACTOR IS ADVISED TO THOROUGHLY REVIEW THIS PLAN PACKAGE SO AS TO BE TOTALLY PREPARED TO PRESENT HIS BID PRICES IN THE CONTRACT DOCUMENTS. THE PLAN PACKAGE SUFFICIENTLY DELINEATES THE SCOPE AND INTENT OF THE ROADWAY WORK TO BE ACCOMPLISHED IT WILL, THEREFORE, BE INCUMBENT ON THE CONTRACTOR TO ADJUST HIS FEE DOLLARS TO REFLECT ANY AND ALL ITEMS WHICH MAY NOT BE CLEARLY OUTLINED OR THOSE ITEMS WHICH MAY NOT BE INDICATED BUT WHICH ARE NECESSARY FOR THE SUCCESSFUL COMPLETION OF THIS PROJECT WITHOUT ADDITIONAL COSTS TO THE OWNER.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF JUPITER ISLAND AND FDOT STANDARDS AND SPECIFICATIONS.
3. THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS BASED ON AVAILABLE RECORDS AND IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO AND IS RESPONSIBLE FOR THE COORDINATION OF UTILITY RELOCATION.
4. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES IN THE FIELD WITH UTILITY OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES A MINIMUM OF TWO WORKING DAYS PRIOR TO EXCAVATION, AS REQUIRED BY THE UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT. NOTIFY SUNSHINE AT 811.
6. CONTRACTOR SHALL TAKE EXTREME CAUTION WHEN EXCAVATING NEARBY EXISTING UTILITIES.
7. CONTRACTOR SHALL INFORM ENGINEER OF ANY CONFLICT BEFORE ANY FURTHER WORK IS COMPLETED.
8. UTILITIES ARE TO BE ADJUSTED BY UTILITY OWNER OR AS DIRECTED BY THE ENGINEER.
9. SURFACE INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FOR USE IN ESTABLISHING DESIGN CRITERIA FOR THE PROJECT. THE ACCURACY OF THIS INFORMATION IS NOT GUARANTEED AND IS NOT TO BE CONSTRUED AS PART OF THE PLANS GOVERNING CONSTRUCTION OF THE PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INQUIRE OF THE ENGINEER IF ADDITIONAL INFORMATION IS AVAILABLE. TO MAKE ARRANGEMENTS TO REVIEW SAME PRIOR TO BIDDING, AND IS TO MAKE HIS OWN DETERMINATION AS TO ALL SUBSURFACE CONDITIONS.
10. CONTRACTOR SHALL NOTIFY THE ENGINEER IF SOIL OR SUBSURFACE CONDITIONS UNSUITABLE FOR CONSTRUCTION ARE ENCOUNTERED.
11. ALL EXCAVATED SOILS DEEMED SUITABLE AS FILL MATERIAL AS DETERMINED BY THE ENGINEER SHALL BE UTILIZED ON SITE BY THE CONTRACTOR AT HIS OWN EXPENSE. THE EXACT LOCATION OF DELIVERY ON SITE SHALL BE DETERMINED BY THE ENGINEER. ALL EXCAVATED SOILS DEEMED UNSUITABLE SHALL BE DISPOSED OF BY THE CONTRACTOR AT HIS OWN EXPENSE.
12. ITEM IN CONFLICT WITH DESIGN SUCH AS EXISTING CURBS AND GUTTERS, SIDEWALKS, DRAINAGE STRUCTURES, PAVEMENT AND EXCESS EXCAVATIONS ARE TO BE REMOVED BY THE CONTRACTOR AND DISPOSED OF IN A LEGAL AND PROPER MANNER AWAY FROM THE JOB SITE AT HIS OWN EXPENSE.
13. CONTRACTOR SHALL COMPLY WITH ALL OSHA REQUIREMENTS FOR CONSTRUCTION.
14. IT SHOULD BE NOTED THAT THE OCCUPATIONAL SAFETY AND HEALTH ACT PROHIBITS THE OPERATING OF EQUIPMENT OR MACHINES CLOSER THAN TEN (10) FEET TO ENERGIZED ELECTRIC LINES RATES AT FIFTY KILOVOLTS OR BELOW. ALSO, NO EXCAVATION IS PERMITTED WITHIN FIVE (5) FEET OF POWER POLE FACILITIES.
15. ALL IRONS AND MONUMENTS (P.R.M.'S) SHOWN ON PLANS, OR FOUND, SHALL BE PRESERVED. THOSE SHOWN IN PROPOSED PAVEMENT SHALL BE PROTECTED WITH A CAST IRON VALVE BOX.
16. ANY PUBLIC LAND CORNERS WITHIN THE LIMITS OF CONSTRUCTION ARE TO BE PROTECTED. IF A CORNER MONUMENT IS IN DANGER OF BEING DESTROYED OR DISTURBED, THE CONTRACTOR WILL NOTIFY THE ENGINEER.
17. WHEN REFERENCED TO, FDOT REFERS TO FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN STANDARDS, CURRENT EDITION.
18. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO A CONDITION EQUAL TO, OR BETTER THAN THAT WHICH IS NOW EXISTING.
19. BACKFILL, GRADE AND SOD AS REQUIRED AROUND ALL NEW CONSTRUCTION AND ALL DEVELOPED LOTS TO PREVENT EROSION. SEED AND MULCH WILL ONLY BE ALLOWED TO RESTORE UNDEVELOPED LOTS AFFECTED BY CONSTRUCTION OR AS DIRECTED BY THE ENGINEER.
20. SODDING TO BE USED AT LOCATIONS AS DIRECTED BY THE ENGINEER. SOD ALL DISTURBED AREAS UPON COMPLETION.
21. ALL EXCESS CONSTRUCTION MATERIAL AND WASTE TO BE HAULED OFF-SITE AND DISPOSED OF PROPERLY AT CONTRACTOR'S EXPENSE.
22. MAINTENANCE OF TRAFFIC SHALL BE IN ACCORDANCE WITH FDOT STANDARDS INDEX 102-600 SERIES FOR TRAFFIC CONTROL THROUGH WORK ZONES AND MUTCD (PART VI).
23. PROPERTY OWNERS AND BUSINESSES WITHIN THE AREA OF CONSTRUCTION SHALL BE GIVEN ACCESS TO THEIR PROPERTY AT ALL TIMES DURING THE PERIOD OF CONSTRUCTION.
24. ALL MAILBOXES SHALL BE RELOCATED BY THE CONTRACTOR AS DIRECTED BY THE U.S. POSTAL MAIL CARRIER.
25. THE CONTRACTOR SHALL REMOVE, COVER OR OBLITERATE EXISTING ROADWAY SIGN AND PAVEMENT MARKINGS THAT CONFLICT WITH THE CONSTRUCTION TRAFFIC CONTROL PLANS.
26. CONTRACTOR TO PROTECT ALL SPRINKLER HEADS NOT IN CONFLICT WITH DESIGN AND RELOCATE ALL THOSE WHICH ARE IN CONFLICT TO A LOCATION DETERMINED IN FIELD.
27. SOD TWO (2) FEET MINIMUM ALONG SIDE PROPOSED EDGE OF PAVEMENT.
28. THE CONTRACTOR SHALL PROVIDE ANY TEMPORARY DRAINAGE MEASURES AS REQUIRED TO ADEQUATELY DRAIN THE PROJECT AND ANY TEMPORARILY TRAVELED ROADWAYS. TEMPORARY DRAINAGE DESIGN, CONSTRUCTION AND MAINTENANCE IS THE CONTRACTOR'S RESPONSIBILITY, HOWEVER, ALL SUCH MEASURES MUST BE APPROVED BY THE ENGINEER.
29. THE EXISTING SIDEWALK SHALL NOT BE DISTURBED UNLESS OTHERWISE NOTED.
30. GRADES SHOWN ARE FINISHED GRADES.
31. SAWCUT CONCRETE OR ASPHALT DRIVEWAYS AS REQUIRED FOR REPLACEMENT.
32. ALL ABANDONED UTILITIES (INCLUDING PIPES, CABLES AND STRUCTURES) FOUND IN THE RIGHT OF WAY AND NOT SHOWN ON THE PLANS, ARE TO BE REMOVED AND PROPERLY DISPOSED OF AT THE EXPENSE OF THE CONTRACTOR. THIS INCLUDES ALL EXOTIC PIPES LIKE ASBESTOS-CEMENT PIPE. COST TO BE INCLUDED IN CLEARING AND GRUBBING ITEM.
33. DRIVEWAY LOCATIONS AND WIDTHS ARE APPROXIMATE AND ARE TO BE ADJUSTED AS NECESSARY OR AS DIRECTED BY THE ENGINEER.
34. BENCHMARK DATUM IN NAVD 88.
35. BACKFILL AND SOD AS REQUIRED BEYOND RIGHT OF WAY LINES ON INDIVIDUAL LOTS TO MAINTAIN POSITIVE DRAINAGE FLOW INTO CURB AND GUTTER.
36. GRADE AND SOD SWALES TEN (10) FEET FROM PROPOSED DITCH BOTTOM INLETS AND MITERED END SECTIONS ON SIDE STREETS AS REQUIRED.
37. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN ℄ (BASELINE) AND ℄ (CENTERLINE) CONSTRUCTION THROUGHOUT THE PROJECT.
38. THE CONTRACTOR SHALL REMOVE DRIVEWAY APRONS AND DRIVEWAY CULVERTS AND SHALL MAINTAIN ROUGH GRADE FOR UTILITY MODIFICATIONS.
39. ALL EXISTING SWALES SHALL BE PROTECTED BY THE CONTRACTOR. ANY DAMAGE TO THE SWALE LINE SHALL BE CORRECTED BY THE CONTRACTOR AT HIS OWN EXPENSE.
40. PAYMENT FOR INCIDENTAL ITEMS NOT SPECIFICALLY COVERED IN THE INDIVIDUAL BID ITEMS SHALL BE INCLUDED IN THE CONTRACT PRICES FOR BID ITEMS.
41. MAINTAIN A MINIMUM OF ONE (1) FOOT CLEARANCE BETWEEN POWER POLE AND EDGE OF SIDEWALK.
42. WHEN ALL OTHER PERMANENT CONSTRUCTION IS COMPLETE, THE FINAL SURFACE COURSE SHALL BE PLACED.
43. CONSTRUCTION OPERATIONS FOR PLACEMENT OF THE FINAL SURFACE COURSE SHALL BE LIMITED TO A DISTANCE, AS DIRECTED BY THE ENGINEER, THE CONTRACTOR CAN COMPLETE IN ONE (1) DAY.
44. THE CONTRACTOR SHALL IMPLEMENT TEMPORARY PAVEMENT MARKINGS UNTIL THE FINAL SURFACE COURSE HAS CURED (MINIMUM THIRTY (30) DAYS AFTER FINAL SURFACE COURSE PLACEMENT). ANY TEMPORARY PAINTED MARKINGS PLACED ON THE FINAL.
45. PAVEMENT TRANSITION SHALL BE MADE IN ACCORDANCE WITH PAVEMENT TRANSITION DETAIL.
46. ALL APPROVED PERMIT CONDITIONS, INCLUDING BUT NOT LIMITED TO FDOT, FDEP, TOWN OF JUPITER ISLAND AND SOUTH MARTIN REGIONAL UTILITIES (SMRU), SHALL BE MET BY CONTRACTOR PRIOR TO CERTIFICATION OF COMPLETION BY ENGINEER.

ROADWAY SPECIFICATIONS

GENERAL

IT IS INTENDED THAT THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" MOST CURRENT EDITION BE USED WHERE APPLICABLE FOR VARIOUS WORK, AND THAT WHERE SUCH WORDING THEREIN REFERS TO THE STATE OF FLORIDA AND ITS DEPARTMENT OF TRANSPORTATION AND PERSONNEL, SUCH WORDING IS INTENDED TO BE REPLACED WITH THAT WORDING WHICH WOULD PROVIDE PROPER TERMINOLOGY, THEREBY MAKING SUCH "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AS THE "STANDARD SPECIFICATIONS" FOR THIS PROJECT.

IF WITHIN THAT PARTICULAR SECTION ANOTHER SECTION, ARTICLE OR PARAGRAPH IS REFERRED TO, IT SHALL BE A PART OF THE STANDARD SPECIFICATIONS ALSO.

THE CONTRACTOR SHALL GIVE THE ENGINEER 48 HOURS NOTICE PRIOR TO REQUESTING INSPECTIONS AND SHALL SUPPLY ALL EQUIPMENT NECESSARY TO PROPERLY TEST AND INSPECT THE COMPLETED WORK.

THE CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIALS FOR A PERIOD OF TWO YEARS FROM THE DATE OF PROJECT ACCEPTANCE; DURING WHICH ALL FAULTY CONSTRUCTION AND/OR MATERIALS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.

GRADING

THE CONTRACTOR SHALL PERFORM ALL GRADING NECESSARY TO ACHIEVE THE PROPOSED PLAN GRADES INCLUDING TYPICAL SECTIONS.

ALL WORK SHALL BE IN ACCORDANCE WITH SECTION 120 OF THE STANDARD SPECIFICATIONS.

STAKING

CONSTRUCTION STAKING WILL BE PERFORMED BY THE CONTRACTOR.

STABILIZING

STABILIZED SUBGRADE SHALL BE CONSTRUCTED TO THE FLORIDA BEARING VALUE AS PER PLAN FOR THE DEPTH AND LIMITS SHOWN ON THE PLAN, AND IN ACCORDANCE WITH SECTION 160 OF THE STANDARD SPECIFICATIONS.

(TYPE C STABILIZATION): ALL STABILIZED AREAS SHALL BE COMPACTED TO AT LEAST 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180

BASE COURSE

THE BASE SHALL BE CONSTRUCTED OF EITHER LIMEROCK MATERIAL IN ACCORDANCE WITH SECTION 911 OR CEMENTED COQUINA SHELL MATERIAL IN ACCORDANCE WITH SECTION 915 OF THE STANDARD SPECIFICATIONS.

LIMEROCK BASE AND CEMENTED COINA SHELL BASE SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 200 OF THE STANDARD SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE ROCK PIT CERTIFICATION FOR CEMENTED COQUINA SHELL MATERIAL. BASE SHALL BE COMPACTED BY AT LEAST 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180. BASE SHALL BE APPROVED PRIOR TO PRIME COAT.

PRIME AND TACK COAT

PRIME AND TACK COAT FOR THE BASE SHALL BE IN ACCORDANCE WITH SECTION 300 OF THE STANDARD SPECIFICATIONS.

ASPHALTIC CONCRETE SURFACE COURSE (A.C.S.C.)

TYPE SUPERPAVE (SP) ACSC SHALL BE CONSTRUCTED FOR THE DEPTH AND LIMITS SHOWN ON THE PLAN, IN ACCORDANCE WITH SECTIONS 320, AND 330 OF THE STANDARD SPECIFICATIONS.

TESTING

THE CONTRACTOR SHALL RETAIN THE SERVICES OF AN APPROVED INDEPENDENT TESTING LABORATORY TO CONDUCT ALL REQUIRED TESTS ON SUBGRADE, BASE AND SURFACE COURSE MATERIALS. TEST RESULTS MUST BE SUBMITTED PRIOR TO ANY REQUEST FOR PAYMENT ON THE ABOVE ITEMS.

THE SCHEDULE FOR TESTING OF THE ROAD CONSTRUCTION SHALL BE AS FOLLOWS:

A. SUBGRADE:
   1. FLORIDA BEARING VALUE TESTS SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN 200 FEET, OR CLOSER AS MIGHT BE NECESSARY IN THE EVENT OF VARIATIONS IN SUBSOIL CONDITIONS.
   2. DENSITY TESTS SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN 200 FEET OR CLOSER AS MIGHT BE NECESSARY.

B. BASE:
   1. DENSITY TESTS SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN 500 FEET OR CLOSER AS MIGHT BE NECESSARY.

ALL TESTING SHALL BE TAKEN IN A STAGGERED SAMPLING PATTERN FROM A POINT 1 1/2 INCHES INSIDE THE LEFT EDGE, TO THE CENTER, TO A POINT 12 INCHES INSIDE THE RIGHT EDGE OF THE ITEM TESTED.

IF ANY TEST INDICATES THAT THE WORK DOES NOT MEET THE SPECIFICATIONS, THE SUBSTANDARD AREA SHALL BE REWORKED OR CORRECTED AND RETESTED, AT THE CONTRACTOR'S EXPENSE, UNTIL THE PROVISIONS OF THESE SPECIFICATIONS ARE MET.

ALL PASSING TESTS SHALL BE PAID FOR BY THE OWNER. ALL FAILING TESTS SHALL BE PAID FOR BY THE CONTRACTOR.

CLEAN-UP

THE CONTRACTOR MUST PROVIDE CLEAN-UP OF EXCESS CONSTRUCTION MATERIAL UPON COMPLETION OF THE PROJECT. THE SITE MUST BE LEFT IN A NEAT, CLEAN, GRADED CONDITION.

CONSTRUCTION IN STREETS AND ROAD RIGHT-OF-WAYS

1. OPEN ROAD CUTS REQUIRES PRIOR APPROVAL OF THE CITY, COUNTY, STATE OR ANY OTHER AGENCY WHICH MAY HAVE JURISDICTION.
2. ALL CONSTRUCTION, MATERIALS AND WORKMANSHIP ARE TO BE IN ACCORDANCE WITH FLORIDA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND STANDARDS.
3. ALL AREAS IN EXISTING RIGHT-OF-WAYS DISTURBED BY CONSTRUCTION SHALL RECEIVE SOLID SOD.
4. STREET RESTORATION TO BE DONE AS PER TOWN OF JUPITER ISLAND STANDARDS.
5. THE CONTRACTOR SHALL COMPLY WITH ALL RULES AND REGULATIONS OF THE STATE, COUNTY AND CITY AUTHORITIES REGARDING CLOSING OR RESTRICTING THE USE OF PUBLIC STREETS OR HIGHWAYS.
6. TRAFFIC CONTROL ON ALL COUNTY AND STATE HIGHWAY RIGHT-OF-WAYS SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION.

DRAINAGE SPECIFICATIONS

STORM INLETS AND MANHOLES SHALL BE CONSTRUCTED IN GENERAL ACCORDANCE WITH SECTION 425 OF THE STANDARD SPECIFICATIONS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION.

ALL REINFORCING STEEL TO BE ASTM A 615-72 GRADE 40, FYP = 40,000 PSI, AND SHALL BE HANDLED AND PLACED IN ACCORDANCE WITH ACI 318-71.

PRECAST CONCRETE MANHOLES AND STORM INLETS MAY BE USED UPON THE ENGINEER'S APPROVAL OF THE MANUFACTURER'S SHOP DRAWINGS.

STORM SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SECTION 430 AND RELATED SECTIONS OF THE STANDARD SPECIFICATIONS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION.

CONCRETE

UNLESS OTHERWISE SPECIFIED OR INDICATED, ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 3000 PSI. ALL WORK SHALL COMPLY WITH THE CURRENT EDITION OF THE AMERICAN CONCRETE INSTITUTE (ACI) BUILDING CODE AND THE APPLICABLE BUILDING CODES HAVING JURISDICTION IN THE AREA.

CULVERT PIPES

REINFORCED CONCRETE PIPE (R.C.P.) SHALL BE IN ACCORDANCE WITH SECTION 449 OF THE STANDARD SPECIFICATIONS.

PRECAST CONCRETE DRAINAGE PRODUCTS

ALL PRECAST CONCRETE DRAINAGE PRODUCTS (INCLUDING BUT NOT LIMITED TO ROUND CONC. PIPE, ELLIPTICAL CONC. PIPE, UNDERDRAINS, MANHOLES, INLETS, ENDWALLS, JUNCTION BOXES, THREE SIDED CONC. CULVERTS, AND CONC. BOX CULVERTS) SHALL BE IN ACCORDANCE WITH SECTION 449 OF THE STANDARD SPECIFICATIONS.

GROUNDWATER

GROUNDWATER MAY BE ENCOUNTERED ON THIS SITE. THE CONTRACTOR IS TO PLAN ACCORDINGLY.

RECORD DRAWINGS

CONTRACTOR SHALL KEEP AND MAINTAIN RECORD DRAWINGS ON THE PROJECT SITE AT ALL TIMES WHICH SHALL BE ANNOTATED BY THE CONTRACTOR DEPICTING ANY CHANGES MADE IN THE FIELD WHICH DIFFER FROM THE CONTRACT DRAWINGS. RECORD DRAWINGS SHALL INCLUDE, BUT NOT LIMITED TO, INVERT AND TOP ELEVATIONS OF CULVERTS AND INLET STRUCTURES. CONTRACTOR SHALL SUBMIT COMPLETE AND FINAL RECORD DRAWINGS TO ENGINEER UPON COMPLETION OF PROJECT AND PRIOR TO FINAL INSPECTION AND FINAL PAYMENT.

INSPECTION

MINIMUM CONSTRUCTION INSPECTION CHECKPOINTS

THE ENGINEER SHALL BE NOTIFIED:

1. PRIOR TO ANY MAJOR DEVIATION FROM THE APPROVED PLANS.
2. PRIOR TO BACKFILLING ANY PIPE TRENCHES.
3. UPON COMPLETION OF SUBGRADE GRADING AND COMPACTION.
4. UPON BEGINNING OF SPREADING OF ROCK BASE MATERIAL.
5. UPON COMPLETION OF GRADING AND COMPACTION OF THE BASE MATERIAL AND PRIOR TO PRIMING.
6. IMMEDIATELY PRIOR TO AND UPON APPLICATION OF A.C.S.C.
7. UPON COMPLETION OF CONSTRUCTION.

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR CHECKING ACTUAL SITE CONDITIONS BEFORE STARTING CONSTRUCTION.
2. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE COMMENCING WORK.
3. ALL WORK SHALL BE IN WORKMANLIKE MANNER AND SHALL CONFORM WITH ALL APPLICABLE CITY, COUNTY, STATE AND FEDERAL REGULATIONS AND/OR CODES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND LICENSES REQUIRED TO BEGIN WORK.
4. ALL MATERIALS AND LABOR UNDER THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH REQUIREMENTS OF THE TOWN OF JUPITER ISLAND, WATER MANAGEMENT DISTRICT, FDEP AND THESE PLANS AND SPECIFICATIONS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL CONTACT ALL CONCERNED UTILITIES AT LEAST 48 HOURS IN ADVANCE FOR CONSTRUCTION OPERATIONS.
6. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN TO BE MADE WITHOUT PRIOR APPROVAL OF THE ENGINEER.
7. CONTRACTOR SHALL SUPPLY DENSITY TESTS TO ENGINEER ON ALL SUB-GRADE AND BASE. TESTS SHALL BE PREPARED PER AASHTO T-180 METHOD.
8. SLOPE GRADES FROM ELEVATIONS SHOWN TO EXISTING GRADE AT PROPERTY LINE. MAXIMUM SLOPE 4:1.
9. ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE FOR ANY INSPECTION.
10. ALL TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH M.U.T.C.D. STANDARDS, TOWN OF JUPITER ISLAND AND F.D.O.T.
11. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION.
12. THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTORS BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE WHEN GROUNDWATER IS ENCOUNTERED THE CONTRACTOR SHALL PLAN ACCORDINGLY.
13. ALL INLETS SHALL HAVE A 6" MIN. SUMP BELOW LOWEST INVERT.
14. EROSION CONTROL FENCING MUST BE IN PLACE PRIOR TO GRADING.
15. PIPE LENGTHS AND SLOPES SHOWN ARE APPROXIMATE.
16. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
17. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
18. CONTRACTOR SHALL ADJUST INLET/STRUCTURE OR CONNECTION LOCATION AS REQUIRED TO ENSURE PROPOSED STRUCTURES AND PIPES ARE IN PROPER ALIGNMENT AND MATCH SLOPE OF EXISTING PIPES OR CONNECTIONS.
19. THIS PLAN CONTEMPLATES ACCESS CONNECTIONS TO ADJACENT ROADS AS SHOWN.
20. FILL MATERIAL MAY NOT BE STOCKPILED HIGHER THAN SIX (6) VERTICAL FEET ONSITE PER TOWN OF JUPITER ISLAND CODE.
21. DIMENSIONS SHOWN ARE TO EDGE OF GUTTER OR PAVEMENT. RADII SHOWN ARE TO FACE OF CURB.
22. ALL SIGNS SHALL BE PER M.U.T.C.D. STANDARDS.
23. THE USES PROPOSED AS PART OF THIS PLAN DO NOT REQUIRE A SUBMITTAL OF A RISK MANAGEMENT PLAN PURSUANT TO U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA) REGULATIONS AND SHALL NOT EXCEED THE EPA'S RMP THRESHOLD QUANTITIES OF LISTED SUBSTANCES.
24. WATER FOR FIRE FIGHTING PURPOSES SHALL BE INDICATED WITH A BLUE ROADWAY REFLECTOR, PLACE ONE FOOT OFF OF THE CENTERLINE OF THE ROAD FACING THE FIRE HYDRANT. THIS INCLUDES NEW AND EXISTING SOURCES.
25. CONTRACTOR SHALL ADJUST INLET/STRUCTURE OR CONNECTION LOCATION AS REQUIRED TO ENSURE PROPOSED STRUCTURES AND PIPES ARE IN PROPER ALIGNMENT AND MATCH SLOPE OF EXISTING PIPES OR CONNECTIONS.
26. ANY STATE AND FEDERAL PERMITS THAT MAY BE REQUIRED AS A RESULT OF LAND CLEARING AND LANDSCAPING ACTIVITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
27. CONTRACTOR IS RESPONSIBLE TO PROTECT AND/OR REPLACE ALL SURVEY MONUMENTATION BY A LICENSED SURVEYOR IN THE STATE OF FLORIDA.
28. ALL PARKING SPACES WITH EXCEPTION OF THE HANDICAPPED PARKING SPACES SHALL BE STRIPED IN WHITE. TRAFFIC PAINT AND BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR FOR ROAD & BRIDGE CONSTRUCTION, SECTION 710, LATEST EDITION.
29. ALL HANDICAPPED PARKING SPACES SHALL BE PROPERLY SIGNED AND STRIPED IN ACCORDANCE WITH FDOT STANDARD INDEX 711-001, LATEST EDITION.
30. COMMERCIAL/MULTI-FAMILY BUILDINGS SHALL POST A MINIMUM 6 INCH NUMERICAL ADDRESS.
31. THERMOPLASTIC PAVEMENT MARKINGS SHALL BE REQUIRED ON EXISTING / PROPOSED DRIVEWAYS THAT CONNECT TO THE FDOT RIGHT-OF-WAY (ROW) AND PROPOSED PAVEMENT MARKINGS WITHIN 25' OF EDGE OF PAVEMENT.
32. ALL NUISANCE EXOTIC VEGETATION EXISTING WITHIN DEVELOPMENT PROJECT SITE PROPERTY MUST BE REMOVED IN CONJUNCTION WITH SITE DEVELOPMENT.

PRIMARY BENCHMARK:
ELEVATIONS SHOWN ARE BASED ON NGS.
BENCHMARK "872 2429 D" NAVD88 ELEVATION = 13.92 FEET.

NOTE: ALL ELEVATIONS IN N.A.V.D. 1988

AARON G. STANTON LICENSE No. 72460 STATE OF FLORIDA PROFESSIONAL ENGINEER

AARON G. STANTON
FL. P.E. #72460 3/31/2026

NO.	DATE ISSUED	COMMENTS
1	12-03-2025	TOWN OF JUPITER ISLAND COMMENTS
2	3-25-2026	REVISE TO SEPTIC SYSTEM
3	–	–
4	–	–
5	–	–
6	–	–
7	–	–
8	–	–
	XX-XX-XXXX	REVISIONS
	3/30/2026	DATE

JOB NO. 25-0208
DESIGNED AGS
DRAWN GMR
DATE AUGUST 2025
CHECKED AGS
DATE ISSUED 3/30/2026

MBV ENGINEERING, INC.
MOIA, BOWLES, VILLAMIZAR & ASSOCIATES
CIVIL • COASTAL • STRUCTURAL ENGINEERING CA #3728
1201 SOUTH US HIGHWAY ONE, SUITE 201, JUPITER, FL 33477
TEL (772) 708-1817 FAX (772) 708-1818

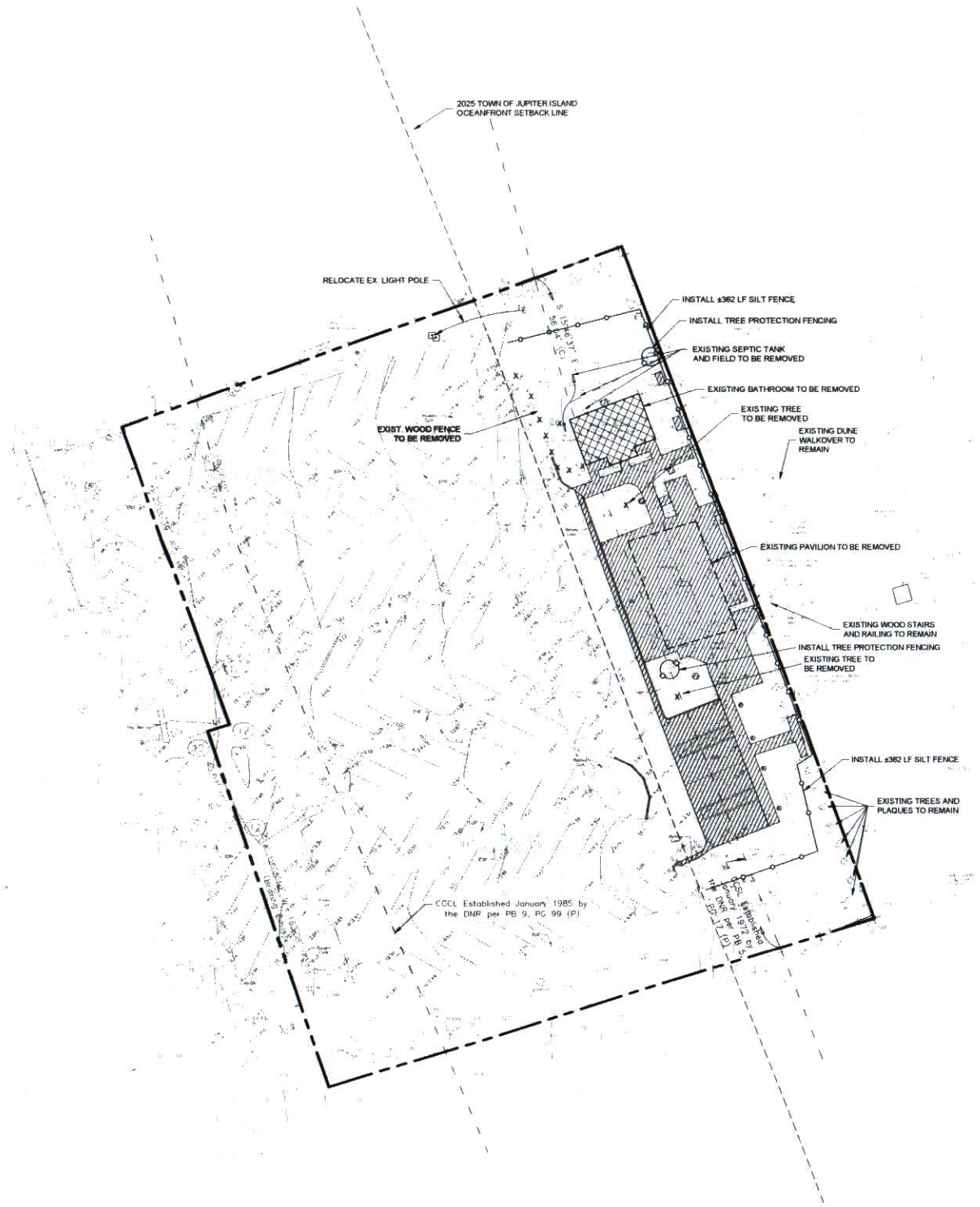
GENERAL NOTES

MARTIN COUNTY
HOBE SOUND BEACH
OCEAN RESCUE

FLORIDA
MARTIN COUNTY

SHEET
C2

25-0208



EXISTING CONDITIONS, DEMOLITION AND EROSION CONTROL PLAN

SCALE: 1" = 30'

GRAPHIC SCALE
0 30 60
(IN FEET)
1 inch = 30 ft.

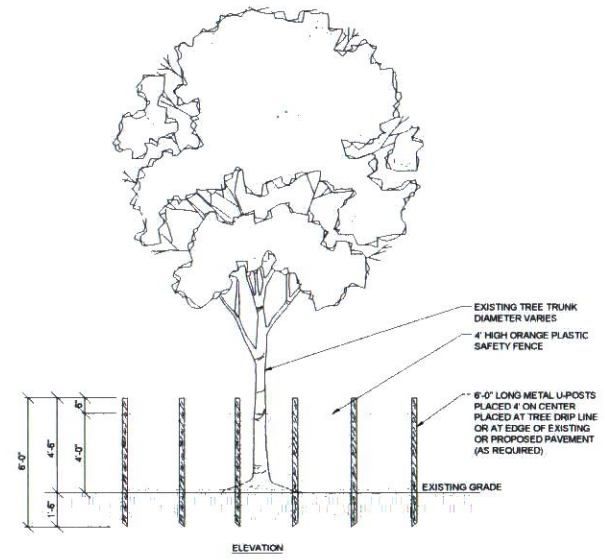
LEGEND

- EXISTING CONCRETE
- EXISTING ASPHALT
- EXISTING CONCRETE SIDEWALK, CURBS, MISC. TO BE REMOVED
- EXISTING ASPHALT TO BE REMOVED
- EXISTING BUILDING TO BE REMOVED
- SILT FENCE
- TREE PROTECTION FENCE

72 HOURS BEFORE DIGGING CALL TOLL FREE 811 Know what's below. Call before you dig.

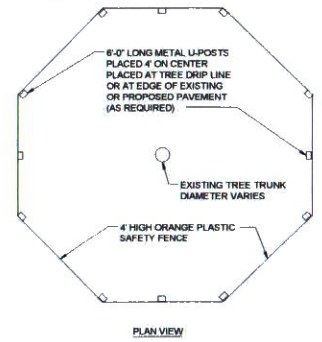
DEMOLITION NOTES

1. ALL EXOTIC AND INVASIVE SPECIES TO BE REMOVED CONGRUENT WITH DEVELOPMENT
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE ATTAINMENT OF ALL DEMOLITION PERMITS NECESSARY FOR PROPOSED CONSTRUCTION
3. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY / ALL NECESSARY EROSION CONTROL MEASURES AS PRESENTED ON THIS SHEET AND INCLUDED IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
4. ALL BARRIERS AND PROTECTION MEASURES FOR TREES BEING SAVED SHALL BE PLACED BEFORE ANY DEMOLITION ACTIVITY BEGINS. LARGE TREES ON ADJACENT PROPERTIES, NEAR THE PROPERTY LINE, SHOULD ALSO BE PROTECTED.
5. SEE LANDSCAPE ARCHITECT SPECIFICATIONS FOR SPECIFIC INFORMATION REGARDING TREE REMOVAL / MITIGATION.



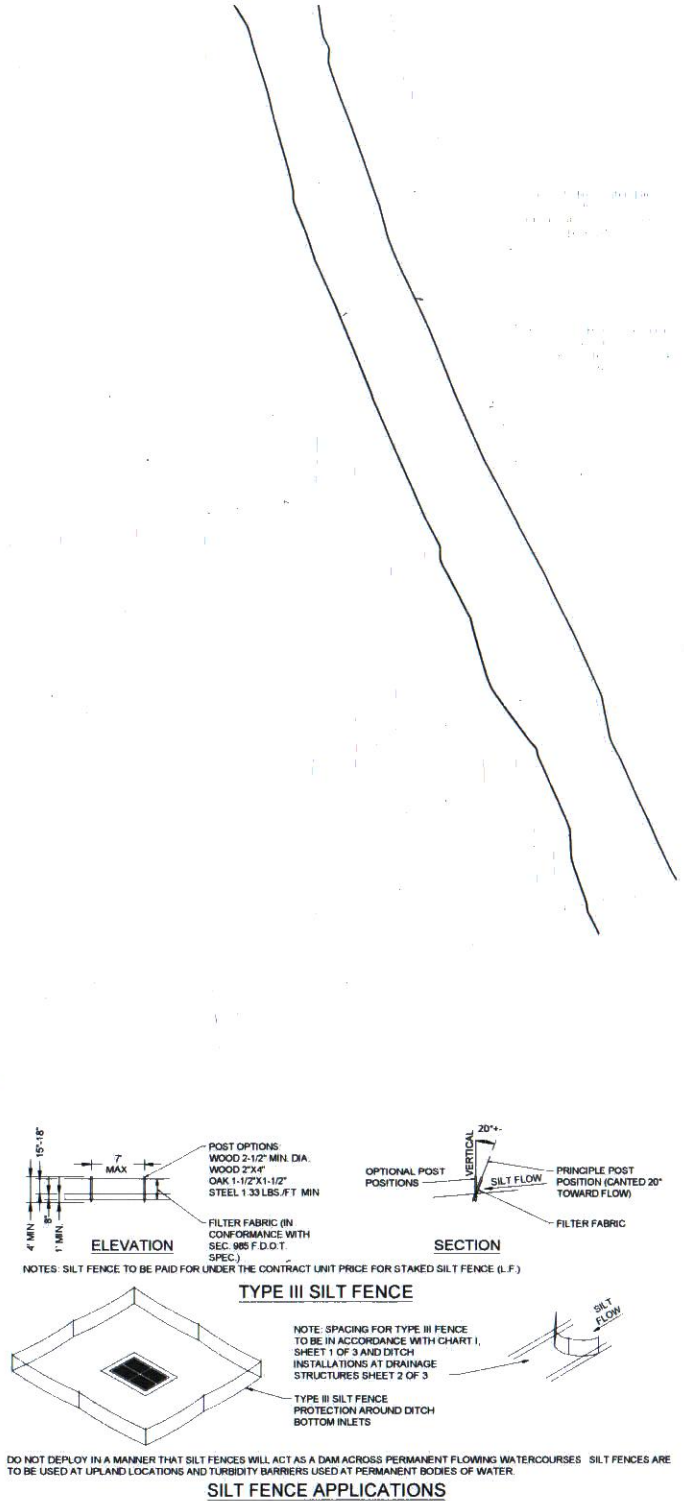
ELEVATION

TREE PROTECTION NOTES:
1. ALL TREES RETAINED ON A SITE SHALL BE PROTECTIVELY BARRICADED BEFORE AND DURING CONSTRUCTION ACTIVITIES
2. UNDERGROUND UTILITY LINES SHALL BE ROUTED AROUND EXISTING TREES TO THE OUTSIDE OF THE DRIPLINE WHERE ABLE.
3. INSTALLATION OF FENCES AND WALLS SHALL TAKE INTO CONSIDERATION THE ROOT SYSTEMS OF EXISTING TREES
4. FENCES/ BARRICADE SHALL BE INSTALLED AT PERIMETER OF ALL TREES OR GROUP OF TREES TO BE PRESERVED. FENCE SHALL BE MAINTAINED DURING CONSTRUCTION.



PLAN VIEW

TREE PROTECTION BARRIER DETAIL
NTS



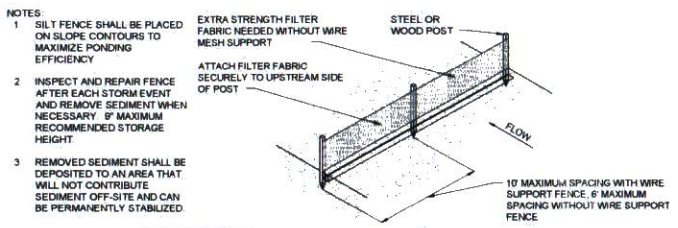
NOTES: SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (L.F.)

TYPE III SILT FENCE

DO NOT DEPLOY IN A MANNER THAT SILT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE USED AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.

SILT FENCE APPLICATIONS
N.T.S.

NOTES:
1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY
2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" MAXIMUM RECOMMENDED STORAGE HEIGHT
3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.



TRENCH DETAIL

INSTALLATION WITHOUT TRENCHING

TYPE IV SILT FENCE
N.T.S.

NOTE: ALL ELEVATIONS IN N.A.V.D. 1988

AARON G. STANTON LICENSE No. 72460 STATE OF FLORIDA PROFESSIONAL ENGINEER

AARON G. STANTON
FL P.E. #72460 3/31/2026

NO.	REVISIONS	DATE
1	TOWN OF JUPITER ISLAND COMMENTS	12-03-2025
2	REVISE TO SEPTIC SYSTEM	3-25-2026
3		
4		
5		
6		
7		
8		

JOB NO.	25-0208
DESIGNED	AGS
DRAWN	GWR
DATE	AUGUST 2025
CHECKED	AGS
DATE ISSUED	3/30/2026

MBV ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
CONSULTING ENGINEERING CA #3728
1883 - 25TH STREET, VERO BEACH, FLORIDA 32960
PH. (772) 569-5033
FAX (772) 778-3177
455 SUNRISE PL., JENSEN BEACH, FL 34957 PH. (561) 283-1150
FT. PIERCE PL., FORT PIERCE, FL 34950 PH. (772) 468-9001

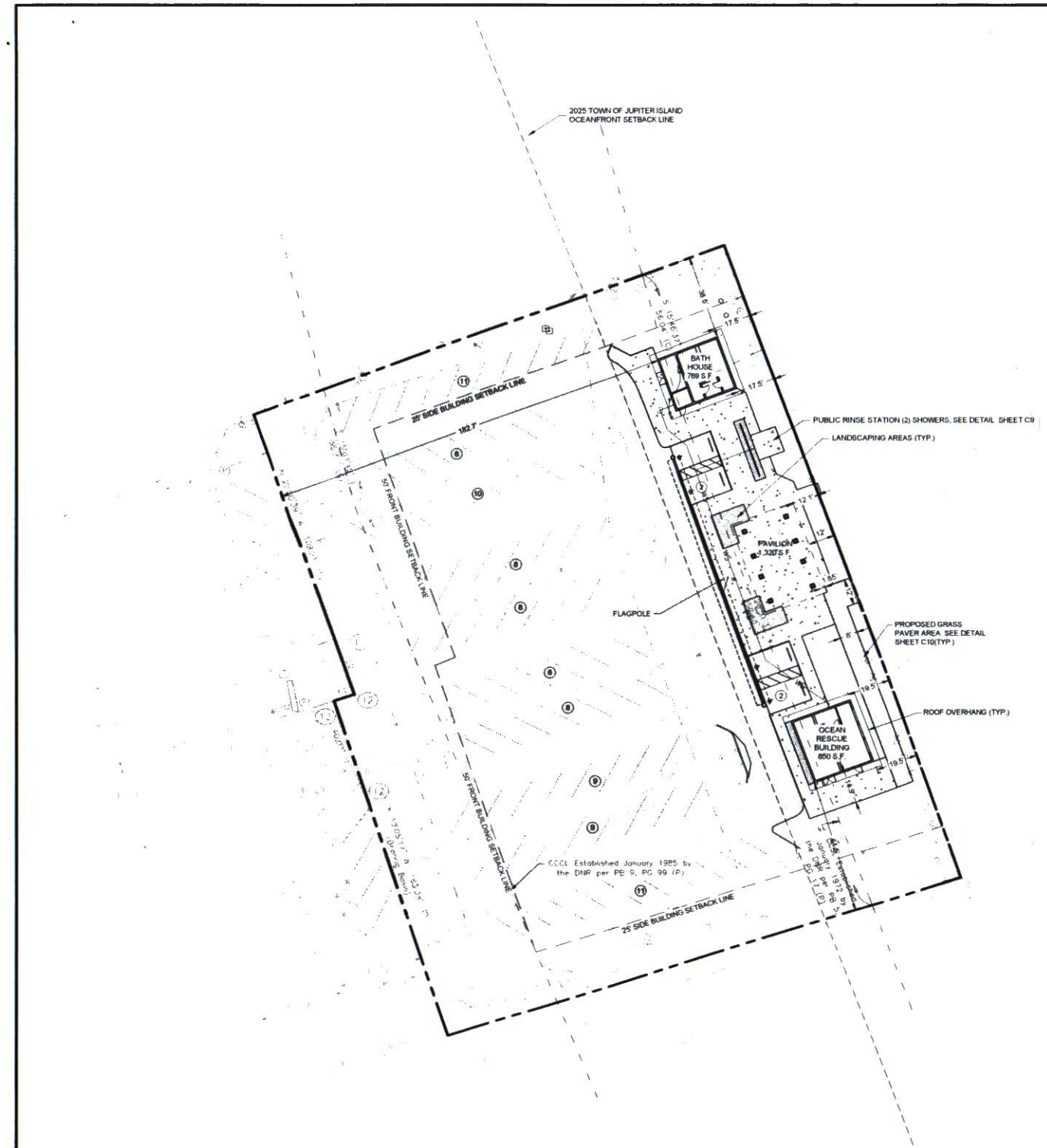
EXISTING CONDITIONS, DEMOLITION AND EROSION CONTROL PLAN

MARTIN COUNTY
HOBE SOUND BEACH
OCEAN RESCUE

FLORIDA
MARTIN COUNTY

SHEET
C3

25-0208



SITE PLAN

SCALE 1" = 30'

GRAPHIC SCALE
0 30 60
(IN FEET)
1 inch = 30 ft

LEGEND

- EXISTING CONCRETE
- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED LANDSCAPED (GREEN) AREA
- PROPOSED GRASS PAVER

72 HOURS BEFORE DIGGING CALL TOLL FREE 811 Know what's below. Call before you dig.

PROJECT INFORMATION

SITE ADDRESS
1 SOUTH BEACH ROAD
JUPITER ISLAND, FLORIDA 33455

OWNER/ APPLICANT
MARTIN COUNTY
REAL PROPERTY DIVISION/PWD
2401 SE MONTEREY ROAD
STUART, FLORIDA 34996

ENGINEER
MBV ENGINEERING, INC.
1835 20TH STREET
VERO BEACH, FLORIDA 32960
PHONE (772) 569-0035

SURVEYOR
SURVTECH SOLUTIONS, INC.
10220 U.S. HIGHWAY 92 EAST
TAMPA, FLORIDA 33610
PHONE (813) 621-4929

TAX PARCEL I.D NUMBER(S)
35-38-42-007-001-00020-5 35-38-42-009-084-01980-5

ZONING	LAND USE	OVERLAY DISTRICT
P.I.D.	PUBLIC DISTRICT	N/A

LATITUDE	LONGITUDE
27° 03' 59.24" N	80° 06' 55.81" W

PROJECT DESCRIPTION
THIS PROJECT PROPOSES TO DEMOLISH THE EXISTING THE +/-730 SF RESTROOM BUILDING AND 1,500 SF PAVILION AND PLAZA AREA ADJACENT TO THE BEACH AND TO CONSTRUCT A NEW +/- 770 SF RESTROOM BUILDING +/- 1,585 SF PAVILION AND +/- 850 SF OCEAN RESCUE OFFICE BUILDING. FOUR (4) EXISTING HANDICAP PARKING SPACES WILL BE REALIGNED ADJACENT TO THIS PLAZA. BUT NO OTHER CHANGES TO THE PARKING LOT ARE PROPOSED SITE IMPROVEMENTS WILL INCLUDE PAVING, GRADING, UTILITIES AND LANDSCAPING. A TRENCH DRAIN WITH AN EXFILTRATION TRENCH 50 FT LONG BY 6 FT WIDE, WILL BE CONSTRUCTED ALONG THE PLAZA'S WESTERN BOUNDARY AND ADJACENT TO THE EXISTING PARKING LOTS EDGE OF PAVEMENT. THIS PROJECT WILL REQUIRE A VARIANCE FOR THE OCEANFRONT SETBACK LINE. THE EXISTING PLAZA LAYOUT, WHICH HAS EXISTED IN ITS CURRENT CONFIGURATION SINCE THE 1970s, VIOLATES THE CURRENT SETBACK AS WELL

SITE DATA

EXISTING SITE DATA

	SF	AC	%
SITE AREA	72,368 SF	1.66 AC	100%
IMPERVIOUS AREA	45,474 SF	1.04 AC	62.84%
EXISTING BUILDINGS	2,222 SF	0.05 AC	3.07%
EXISTING CONCRETE	3,048 SF	0.07 AC	4.21%
EXISTING PAVEMENT	40,204 SF	0.92 AC	55.56%
PERVIOUS AREA	26,894 SF	0.62 AC	37.16%

PROPOSED SITE DATA

SITE AREA	72,368 SF	1.66 AC	99%
IMPERVIOUS AREA	47,477 SF	1.09 AC	65.60%
PROPOSED BUILDINGS	2,939 SF	0.07 AC	4.06%
PROPOSED CONCRETE	4,809 SF	0.11 AC	6.65%
EXISTING ASPHALT	38,546 SF	0.88 AC	53.26%
PROPOSED ASPHALT	1,183 SF	0.03 AC	1.63%
SEMI-IMPERVIOUS AREA	846 SF	0.02 AC	1.17%
PROPOSED GREEN TURF BLOCK	846 SF	0.02 AC	1.17%
PERVIOUS AREA	24,045 SF	0.55 AC	33.23%
OPEN SPACE	24,045 SF	0.55 AC	33.23%
NET NEW IMPERVIOUS *	+2,595 SF	0.06 AC	

* TURF TO BE COUNTED AT 70% IMPERVIOUS FOR DRAINAGE CALCULATIONS

ZONING DATA

P.U.D. CRITERIA	REQUIRED	EXISTING	PROPOSED
BUILDING SETBACKS			
FRONT (WEST)	50-FT	183.0-FT	182.7-FT
SIDE (NORTH)	25/30-FT*	62.6-FT	38.5-FT
SIDE (SOUTH)	25/30-FT*	137.2-FT	61.8-FT
REAR (EAST)	**	11.8-FT***	12-FT***
BUILDING COVERAGE	25%	3.07%	4.06%
BUILDING HEIGHT	</= 2 STORIES		

* Per Town of Jupiter Island LDR Article III, Section 2.02H2: setbacks for one-story bldg are 25' and for two-story buildings 30'
** oceanfront setbacks as laid out in within Exhibit C Town of Jupiter Island 2025 Waterfront Setback Line Maps
*** as measured from property line

PARKING DATA

GENERAL OFFICE			
1 SP/ 250 SF	x 850 SF	= 4	SPACES REQUIRED
CLUB OR OTHER PLACE OF PUBLIC ASSEMBLY			
1 SP/ 300 SF	x 1,320 SF	= 5	SPACES REQUIRED
		9	SPACES REQUIRED
		94	SPACES PROVIDED
		4	ADA SPACES
		90	STANDARD SPACES

DRAINAGE STATEMENT
STORMWATER TO BE COLLECTED VIA TRENCH DRAIN LOCATED ON THE EASTERN SIDE OF SE BEACH ROAD, LOCATED ALONG THE WESTERN PROPERTY LINE

PERMITS REQUIRED
TOWN OF JUPITER ISLAND DEVELOPMENT APPLICATION
TOWN OF JUPITER ISLAND UTILITIES
MARTIN COUNTY FIRE REVIEW
SFWMD PERMIT EXEMPTION LETTER
FDEP CCCL PERMIT
FDEP NPDES NOI PERMIT

FLOOD ZONE
THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" AND "VE (EL 8)" PER FLOOD INSURANCE RATE MAP #12085C0328H, DATED FEB. 19, 2020

LEGAL DESCRIPTION
(PER DB BOOK 33, PAGE 424)
LOT 3 AND THE SOUTH 23.17 FT. OF LOT 2, BLOCK "A", BRIDGE ROAD BLOCKS, ACCORDING TO THE PLAT FILED FEBRUARY 9, 1925, RECORDED IN PLAT BOOK 11, PAGE 16, PBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA
(PER OR BOOK 212, PAGE 265)
THE NORTH 123 FT. OF LOTS 198 (MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID LOT 198) IN BLOCK 84 OF THE ISLAND BEACH REVISED PLAT NO. 2, JUPITER ISLAND, HOBE SOUND, MARTIN COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 2 PAGE 44, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA

CONSTRUCTON SCHEDULE

START	FEBRUARY 2026
FINISH	FEBRUARY 2027

AARON G. STANTON LICENSE No. 72460 STATE OF FLORIDA PROFESSIONAL ENGINEER

NOTE: ALL ELEVATIONS IN N.A.V.D. 1988

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JOB NO 25-0208
DESIGNED AGS
DRAWN GMR
DATE AUGUST 2025
CHECKED AGS
DATE ISSUED 3/30/2026

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CONSULTING ENGINEERING CA #3728
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PH (772) 569-0035
MELBOURNE FL PH (321) 331-1150
FT. PIERCE FL PH (772) 464-9600

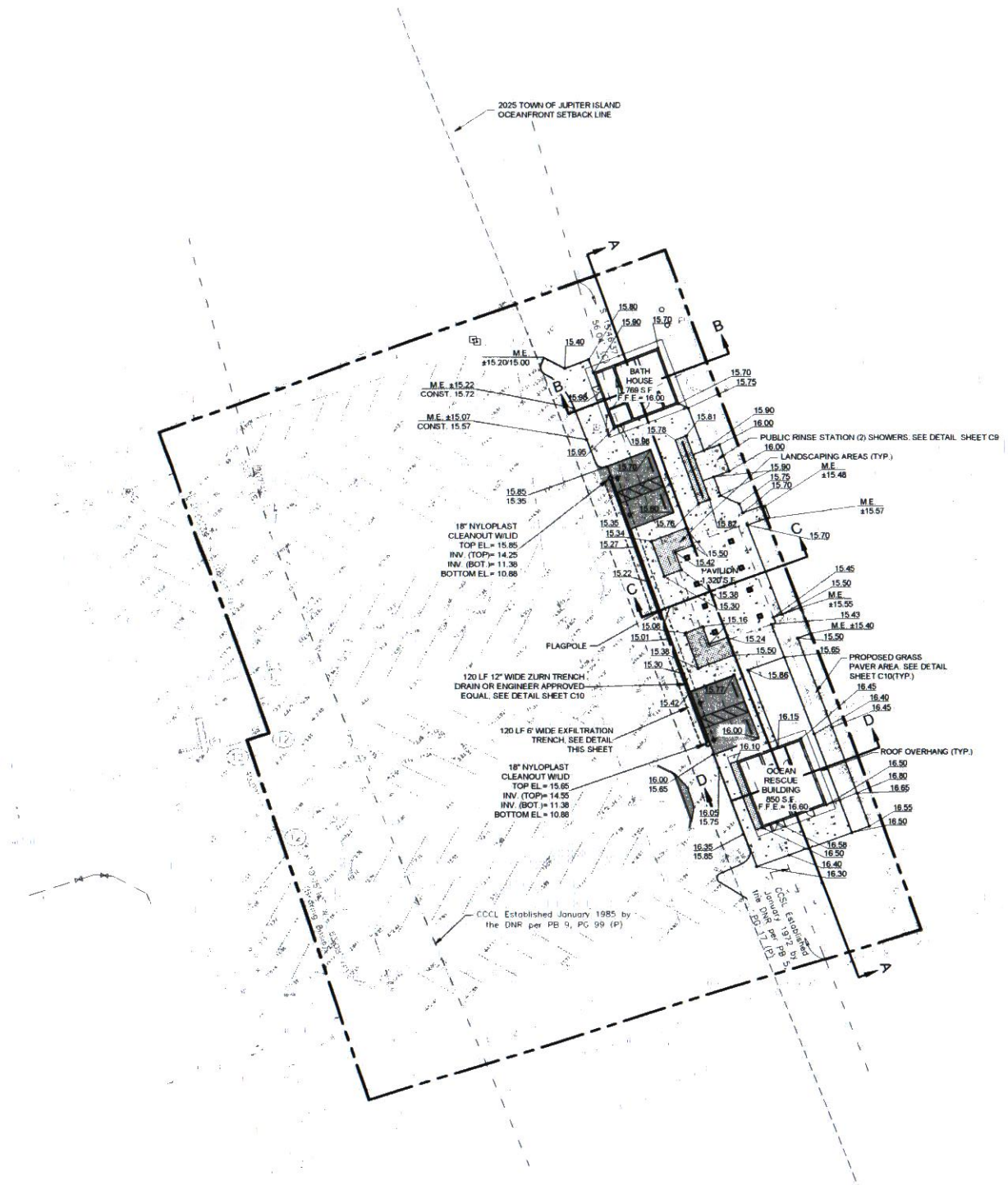
SITE PLAN

MARTIN COUNTY
HOBE SOUND BEACH
OCEAN RESCUE
FLORIDA
MARTIN COUNTY

AARON G. STANTON
FL P.E. #72460 3/31/2026

SHEET
C4

25-0208



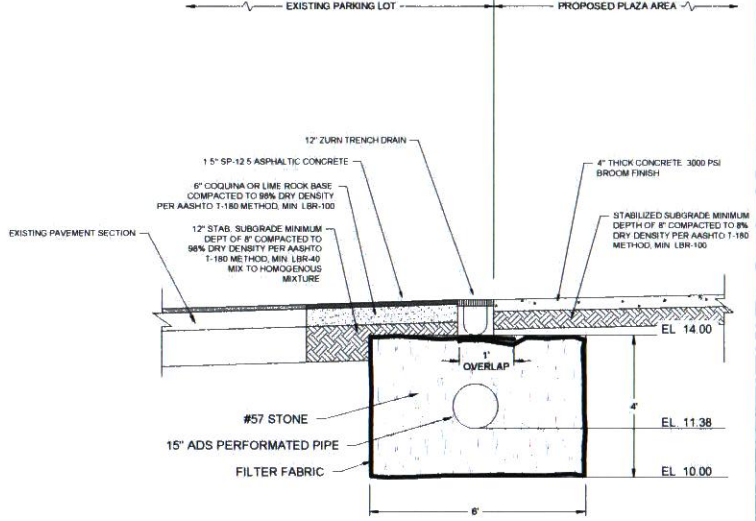
PAVING, GRADING AND DRAINAGE PLAN

SCALE: 1" = 30'

GRAPHIC SCALE
0 30 60
(IN FEET)
1 inch = 30 ft.

LEGEND

- EXISTING CONCRETE
- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED LANDSCAPED (GREEN) AREA
- PROPOSED GREEN TURF BLOCK



EXFILTRATION TRENCH DETAIL

N.T.S.

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7. –	–
8. –	–
REVISIONS	DATE

JOB NO.	25-0208
DESIGNED	AGS
DRAWN	GMR
DATE	AUGUST 2025
CHECKED	AGS
DATE ISSUED	3/30/2026

MBV ENGINEERING, INC.
MOA BOWES VILAMAJOR & ASSOCIATES
CONSULTING ENGINEERING CA #27728
1801 SE 3RD STREET, STUART, FL 34994
PH: (772) 341-7700
FX: (772) 781-7417
MELBOURNE, FL PH (321) 253-1119
FT. PIERCE, FL PH (772) 468-9005

PAVING, GRADING AND DRAINAGE PLAN

MARTIN COUNTY
HOBE SOUND BEACH
OCEAN RESCUE

FLORIDA

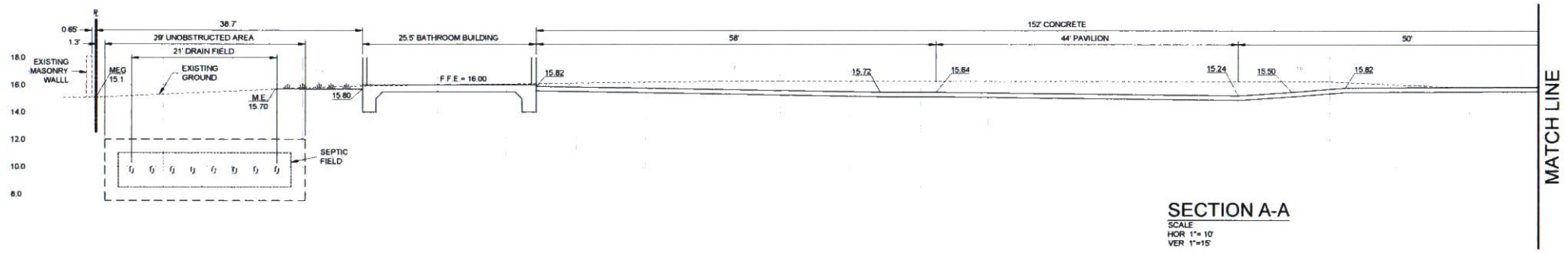
MARTIN COUNTY

AARON G. STANTON LICENSE No. 72460 STATE OF FLORIDA PROFESSIONAL ENGINEER

AARON G. STANTON
FL P.E. #72460 3/31/2026

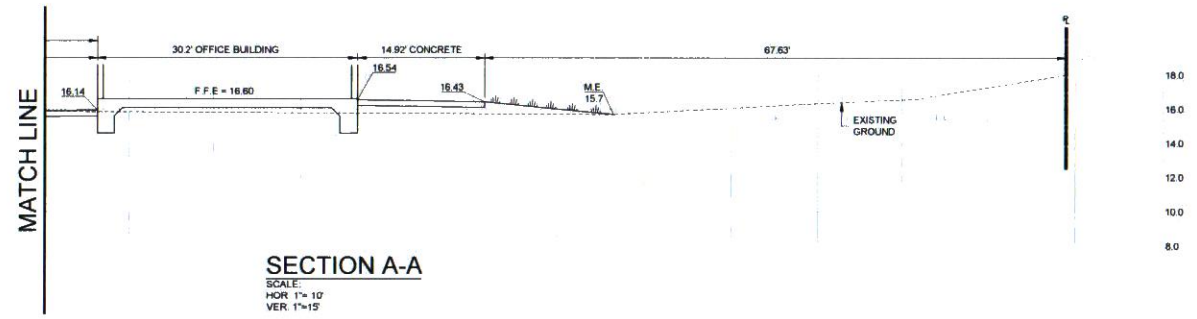
SHEET
C5

25-0208



SECTION A-A

SCALE
HOR 1"= 10'
VER 1"=15'



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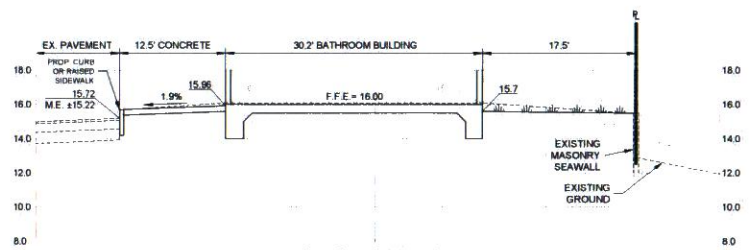
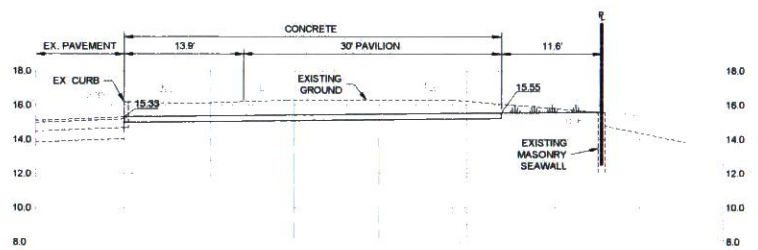


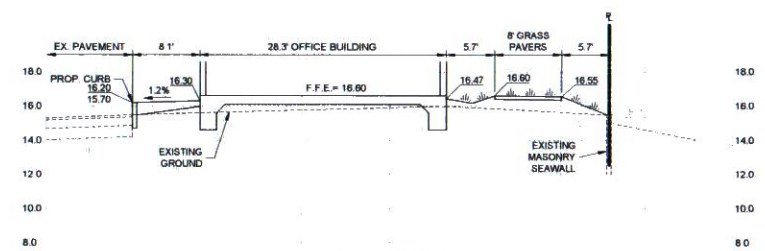
SECTION B-B

SCALE:
HOR 1"= 10'
VER. 1"=15'



SECTION C-C

SCALE:
HOR 1"= 10'
VER. 1"=15'



SECTION D-D

SCALE:
HOR 1"= 10'
VER. 1"=15'

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811
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CONSULTING ENGINEERING CA #3728
MELBOURNE FL PH (321) 253-1153
FT. PIERCE FL CHRIS M. MOIA PE #66992
1980 BEACH, FL 32960
PH: (772) 388-3183
FX: (772) 388-3871

CROSS SECTIONS

MARTIN COUNTY
HOBE SOUND BEACH
OCEAN RESCUE

FLORIDA
MARTIN COUNTY

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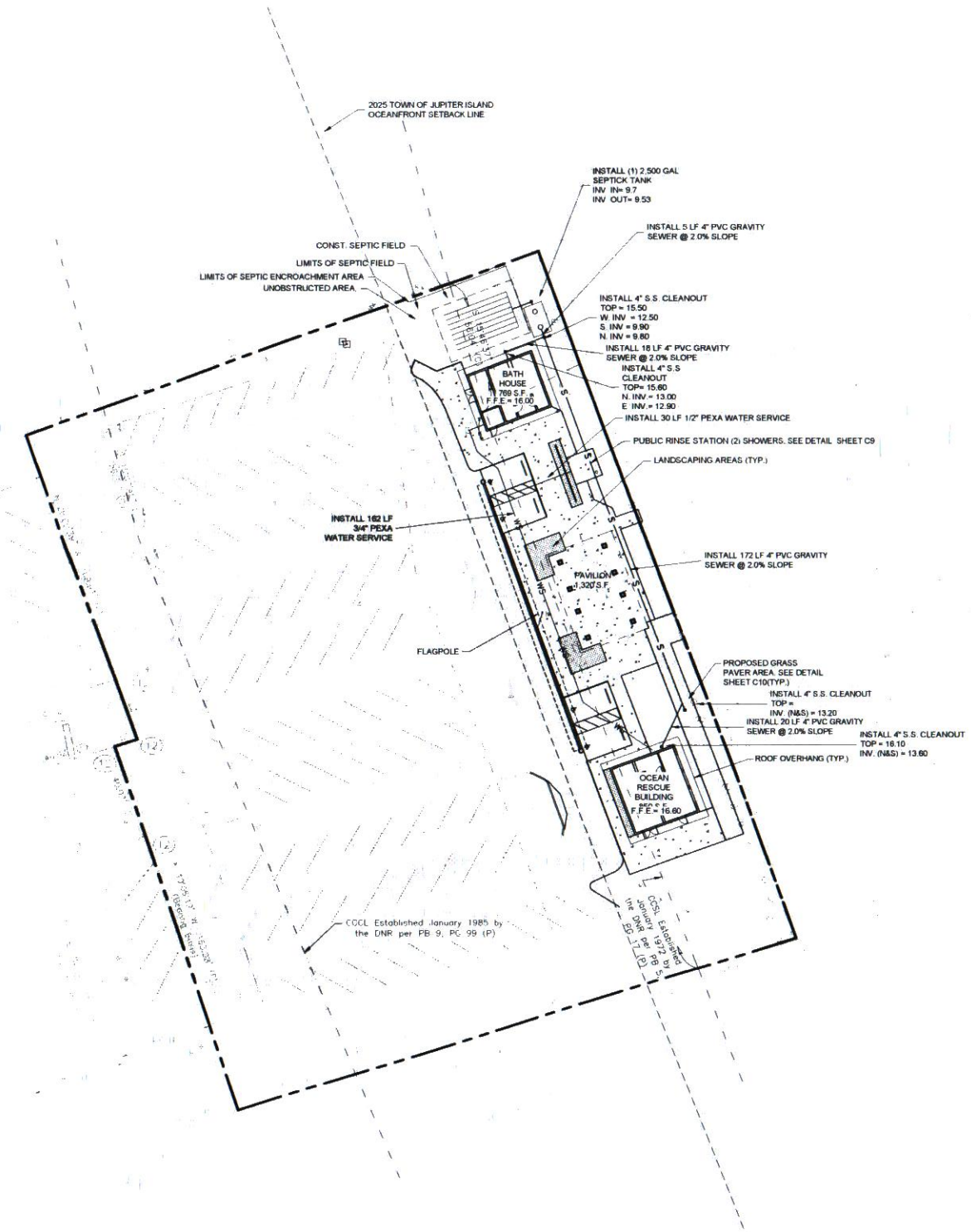
SHEET
C6

25-0208



UTILITY PLAN

SCALE: 1" = 30'

GRAPHIC SCALE
0 30 60
(IN FEET)
1 inch = 30 ft

LEGEND

- EXISTING CONCRETE
- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED LANDSCAPED (GREEN) AREA
- PROPOSED GREEN TURF BLOCK

FDEP SEPARATION CRITERIA:

(1) HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS

(A) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610,F.A.C.
(B)NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.
(C) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610,F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.
(D) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2),F.S., AND RULE 64E-6.002, F.A.C.

(2) VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, AND RECLAIMED WATER PIPELINES.

(A) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY OR VACUUME-TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
(B) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
(C) AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL THE WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORM WATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

(3) SEPARATION BETWEEN WATER MAINS AND SANITARY OR STORM SEWER MANHOLES

(A) NO WATER MAIN SHALL PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A SANITARY SEWER MANHOLE.
(B)EFFECTIVE AUGUST 28, 2003, WATER MAINS SHALL NOT BE CONSTRUCTED OR ALTERED TO PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A STORM SEWER MANHOLE OR INLET STRUCTURE.

(4) SEPARATION BETWEEN FIRE HYDRANT DRAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.

NEW OR RELOCATED FIRE HYDRANTS WITH UNDERGROUND DRAINS SHALL BE LOCATED SO THAT THE DRAINS ARE AT LEAST THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AT LEAST THREE FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER; AT LEAST SIX FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED GRAVITY-OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AND AT LEAST TEN FEET FROM ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E-6.002, F.A.C.

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UTILITY PLAN

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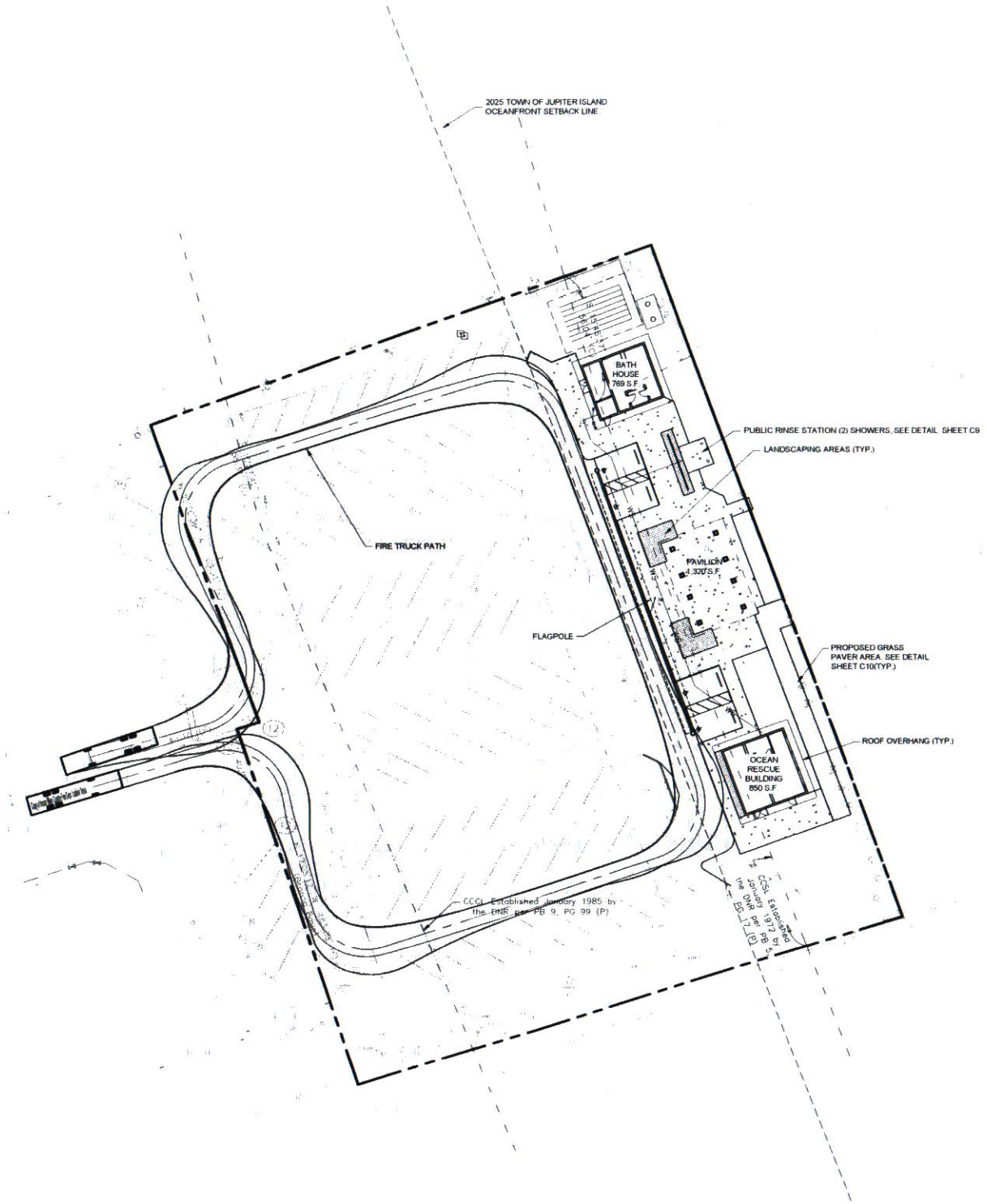
HOBE SOUND BEACH
OCEAN RESCUE

FLORIDA
MARTIN COUNTY

AARON G. STANTON LICENSE No. 72460 STATE OF FLORIDA PROFESSIONAL ENGINEER
AARON G. STANTON
FL P.E. #72460 3/31/2026

SHEET
C7

25-0208



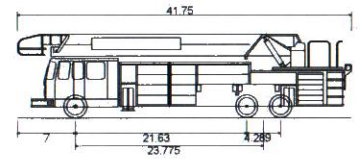
FIRE ACCESS PLAN

SCALE: 1" = 30'

GRAPHIC SCALE
0 30 60
(IN FEET)
1 inch = 30 ft

LEGEND

- EXISTING CONCRETE
- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED LANDSCAPED (GREEN) AREA
- PROPOSED GREEN TURF BLOCK



Overall Length	41.750ft
Overall Width	8.630ft
Overall Body Height	10.461ft
Min Body Ground Clearance	0.892ft
Track Width	8.170ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	35.000ft

TRUCK PROFILE

SCALE: N.T.S

72 HOURS BEFORE DIGGING CALL TOLL FREE 811 Know what's below. Call before you dig.

NOTE: ALL ELEVATIONS IN N.A.V.D. 1988

AARON G. STANTON LICENSE No. 72460 STATE OF FLORIDA PROFESSIONAL ENGINEER

8			
7			
6			
5			
4			
3			
2	REVISE TO SEPTIC SYSTEM	3-25-2026	
1	TOWN OF JUPITER ISLAND COMMENTS	12-03-2025	
△	REVISIONS	DATE	

JOB NO.	25-0208
DESIGNED	AGS
DRAWN	GWR
DATE	AUGUST 2025
CHECKED	AGS
DATE ISSUED	3/30/2026

MBV ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
CONSULTING ENGINEERING CA #37728
1450 BRACKEN TRAIL, BOCA RATON, FL 33486
PH. (772) 778-9617
1615 SOUTHPOINT PKWY, STE. 1, WEST PALM BEACH, FL 33409
PH. (561) 478-1925

FIRE ACCESS PLAN

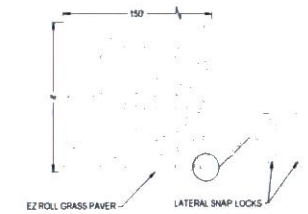
MARTIN COUNTY
HOBE SOUND BEACH
OCEAN RESCUE

FLORIDA
MARTIN COUNTY

AARON G. STANTON LICENSE No. 72460 STATE OF FLORIDA PROFESSIONAL ENGINEER
AARON G. STANTON
FL P.E. #72460 3/31/2026

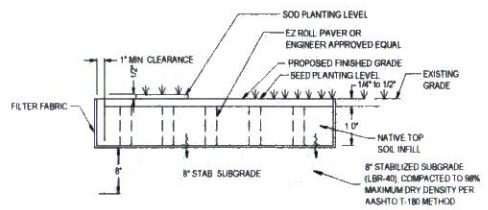
SHEET
C8

25-0208

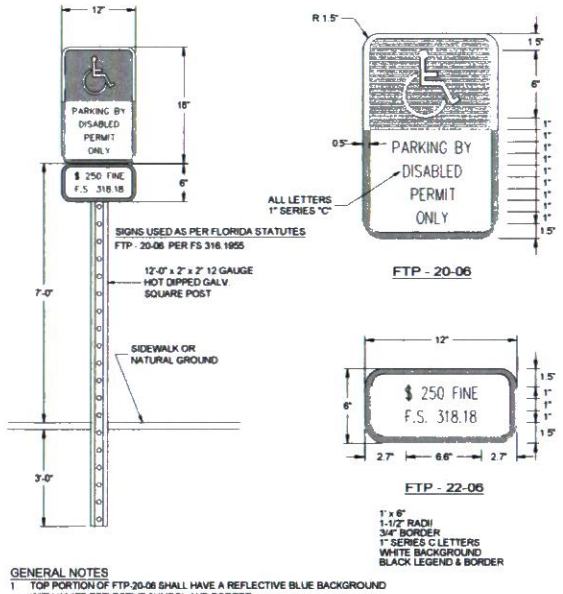


PLAN VIEW

EZ ROLL™ GRASS PAVER PRODUCT DESCRIPTION
CELL SIZE 2-1/4" HEXAGONAL CELLS
STOCK ROLL SIZES 4'W X 150'L (600 SQ. FT.)



GRASS PAVER DETAIL
N.T.S



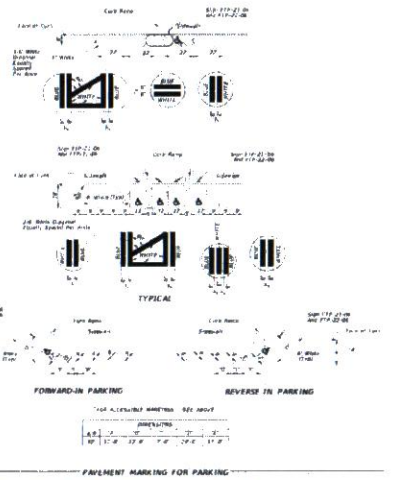
FTP - 20-06

FTP - 22-06

1' x 6'
1-1/2" RADII
3/4" BORDER
1" SERIES C LETTERS
WHITE BACKGROUND
BLACK LEGEND & BORDER

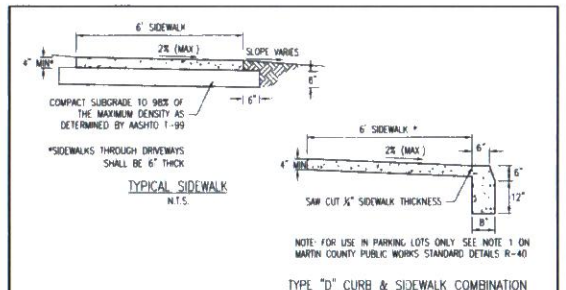
GENERAL NOTES
1. TOP PORTION OF FTP-20-06 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM PORTION OF FTP-20-06 SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER
3. THE SIGN SHALL BE PLACED A MINIMUM OF 3' FROM THE WHEEL STOP OR THE BACK OF CURB (WHERE APPLICABLE)

PARKING SIGNAGE DETAILS
N.T.S



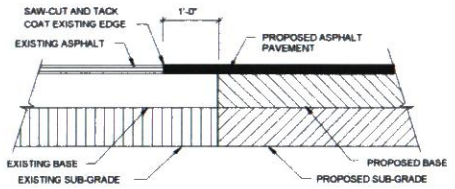
PARKING PAVEMENT MARKING DETAILS
N.T.S

FDOT INDEX 711-001 & 700-102

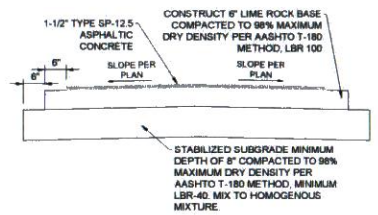


NOTES:
1. SIDEWALK MATERIALS AND CONSTRUCTION SHOWN HEREIN SHALL BE IN ACCORDANCE WITH APPLICABLE FDOT STANDARD SPECIFICATIONS, 522 AND FDOT STANDARD PLANS INDEX 522.
2. FIBER-REINFORCED CONCRETE FOR CURBS AND SIDEWALKS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS WITH A WATER TO CEMENT RATIO NOT MORE THAN 0.53 (LB/LB).
3. THICKENED EDGE SHALL CONTAIN APPLICABLE SUBGRADE COMPACTED TO 98% OF MAXIMUM DRY DENSITY (AASHTO T-99)
4. A DESIRED 8 FEET SHALL BE MAINTAINED BETWEEN EDGE OF TRAVEL LANE AND SIDEWALK WHERE CURB AND GUTTER DOES NOT EXIST (MINIMUM SHALL BE 4.5 FEET, UNLESS OTHERWISE APPROVED BY THE COUNTY ENGINEER).

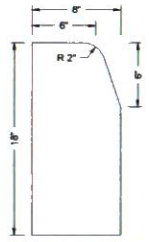
MARTIN COUNTY PUBLIC WORKS - STANDARD DETAILS	DETAIL R-41
SIDEWALK	DATE 12/03/19



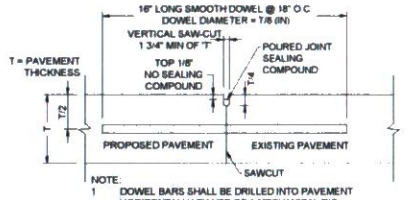
PAVEMENT SAW-CUT AND BUTT JOINT DETAIL
N.T.S.



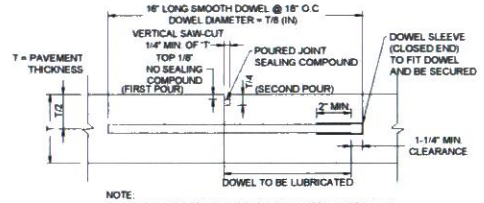
REGULAR DUTY FLEXIBLE PAVEMENT DETAIL
N.T.S.



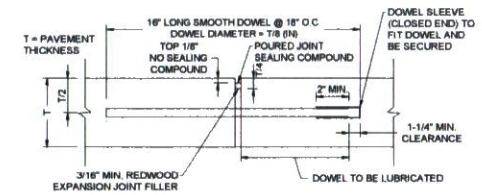
FDOT TYPE 'D' CURB DETAIL
N.T.S.



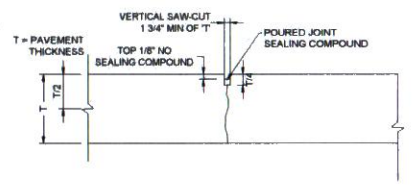
CONCRETE BUTT JOINT
N.T.S



CONCRETE CONSTRUCTION JOINT
N.T.S

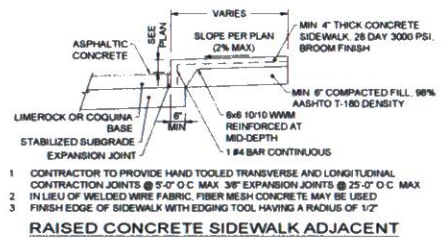


CONCRETE TRANSVERSE EXPANSION JOINT
N.T.S

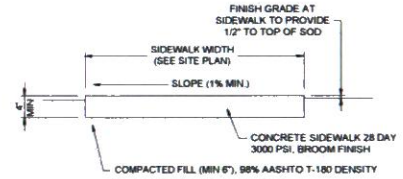


CONCRETE CONTROL JOINT
N.T.S

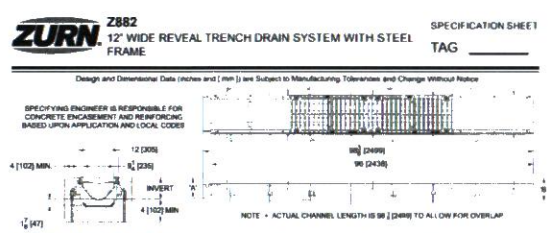
CONCRETE JOINT DETAILS
N.T.S



RAISED CONCRETE SIDEWALK ADJACENT TO PAVEMENT DETAIL
N.T.S



ON-SITE CONCRETE WALKWAYS DETAIL
N.T.S



ENGINEERING SPECIFICATION: ZURN Z882
Channels shall be 96" [2438mm] long, 12" [305mm] wide reveal and have a 9-1/4" [235mm] throat. Modular channel sections shall be made of 0% water absorbent High Density Polyethylene (HDPE). Shall have a positive mechanical connection between channel sections that will not separate during the installation and shall mechanically lock into the concrete surround every 12" [305mm]. Channels shall weigh less than 5.05 lbs. [2.29kg] per linear foot, have a smooth .3" [76mm] radiused self cleaning bottom with a Manning's coefficient of 0.009 and 1.04% or neutral 0% built in slope. Channels shall have rear clips standard to secure trench in its final location. Shall be provided with standard DSC grates that lock down to frame. Zurn 12" [305mm] wide reveal ductile iron slotted grate conforming to ASTM specification A536-84 Grade 80-55-06. Ductile iron grate is rated class C per the DIN EN1433 top load classifications. Supplied in 24" [609mm] nominal lengths with 13/16" [21mm] wide slots, and 1-1/2" [38mm] bearing depth. Grate has an open area of 80.8 in²/ft. [1710 cm²/m]. The 1/4" [6mm] thick heavy duty carbon steel frame assembly conforms to ASTM specification A36 with 10 - 4" [102mm] long concrete anchors per 96" [2438mm]. Grate lockdown bars are to be integral to the frame. The frame is supplied with a powder coated finish. All welds must be performed by a certified welder per ASTM standard AWS D1.1. Frames Shall be produced in the U.S.A.

TRENCH NO	A Shallow - Inc.	B Shallow - Inc.	Pipe Open Area in² [cm²]	Flow		
				cfs	gpm	cms
8261	6 25 [159]	7 25 [184]	37.7 [243.2]	1 241	557	35
8262	7 25 [184]	8 25 [210]	47 [303.2]	1 725	774	49
8263	8 25 [210]	9 25 [235]	56.2 [362.6]	2 226	999	63
8263N	9 25 [235]	9.25 [235]	56.2 [362.6]	--	--	--
8264	9 25 [235]	10 25 [260]	65.5 [422.6]	2 746	1232	78
8265	10 25 [260]	11 25 [286]	74.7 [481.9]	3 271	1468	93
8266	11 25 [286]	12 25 [311]	84 [541.9]	3 808	1709	108
8266N	12 25 [311]	12 25 [311]	84 [541.9]	--	--	--
8267	12 25 [311]	13 25 [337]	93.2 [601.3]	4 347	1951	123
8268	13 25 [337]	14 25 [362]	102.5 [661.3]	4 893	2196	139
8269	14 25 [362]	15 25 [387]	111.7 [720.6]	5 443	2443	155
8269N	15 25 [387]	15 25 [387]	111.7 [720.6]	--	--	--
8210	15 25 [387]	16 25 [413]	121 [780.6]	5 996	2691	170
8211	16 25 [413]	17 25 [438]	130.2 [840]	6 551	2940	186
8212	17 25 [438]	18 25 [464]	139.5 [900]	7 106	3189	202

PREFIX OPTIONS (Check/specify appropriate options)
_____-Z Eight-foot High Density Polyethylene (HDPE) Channel. Heavy-Duty Frame with Anchor Studs *

SUFFIX OPTIONS (Check/specify appropriate options)

Outlet Adapters (Add/Each)
_____-E1 Closed End Cap
_____-E4 4 [102] No Hub End Outlet
_____-E6 6 [152] No-Hub End Outlet
_____-E8 8 [203] No Hub End Outlet
_____-U4 4 [102] No Hub Bottom Outlet
_____-U6 6 [152] No Hub Bottom Outlet
_____-U8 8 [203] No Hub Bottom Outlet

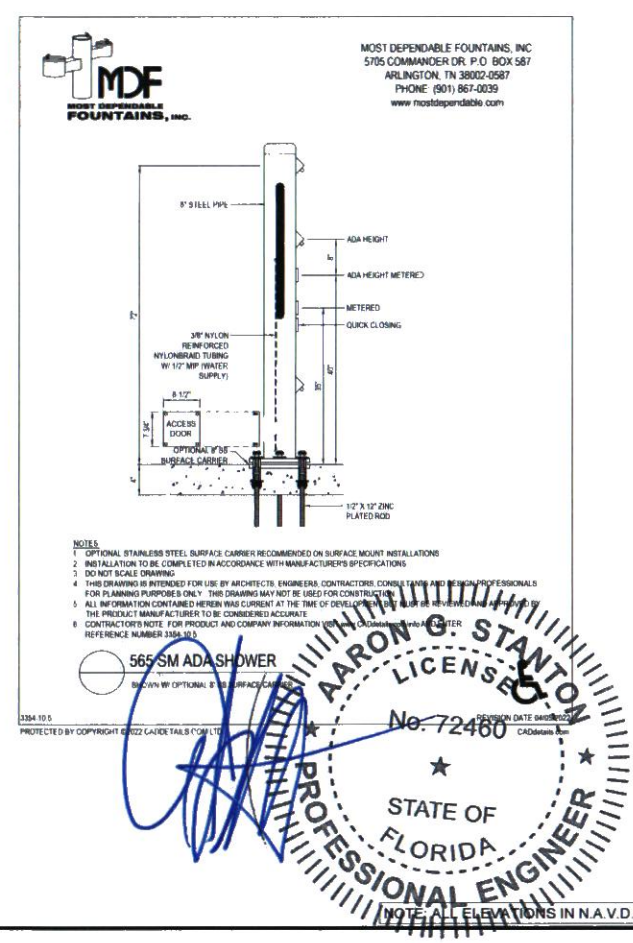
See Additional Options on Page 2 of 2

* Regularly furnished unless otherwise specified
⚠ **WARNING:** Cancer and Reproductive Harm - www.P65Warnings.ca.gov
⚠ **ADVERTENCIA:** Cáncer y daño reproductivo - www.P65Warnings.ca.gov
⚠ **AVERTISSEMENT:** Cancer et effets nésastes sur la reproduction - www.P65Warnings.ca.gov

Zurn Industries, LLC | Specification Drainage Operation
1801 Pittsburgh Avenue, Erie, PA 16502, Ph. 800.583.9876
In Canada | Zurn Industries Limited
7900 Goreway Drive, Unit 19, Brampton, Ontario L6T 5W6 Ph. 877.942.1210

Rev	K
Date	10/28/25
C.N. No	146986
Patent	zurn.com/patents
Prod. | Dwg. No.	Z882

Page 1 of 2



	DATE
6	
7	
6	
5	
4	
3	REVISED TO SEPTIC SYSTEM 3-25-2026
2	TOWN OF JUPITER & MC COMMENTS 12-05-2025
1	COMMENTS XX-XX-XXXX
	REVISIONS

JOB NO.	25-0208
DESIGNED	AGS
DRAWN	GWR
DATE	AUGUST 2025
CHECKED	AGS
DATE ISSUED	3/30/2026

MBV ENGINEERING, INC.
MOYA BOWLES VILLAMIZAR & ASSOCIATES
CONSULTING ENGINEERING C.A. #3728
1800 SOUTH DIXIE HIGHWAY, SUITE 200, WEST PALM BEACH, FL 33401
PH. (772) 336-2820
FAX (772) 336-2823

SITE DETAILS

MARTIN COUNTY
HOBE SOUND BEACH
OCEAN RESCUE

FLORIDA
MARTIN COUNTY

AARON G. STANTON
LICENSE
No. 72460
STATE OF FLORIDA
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AARON G. STANTON
FL P.E. #72460 3/31/2026

SHEET
C9

25-0208

NOTE: ALL ELEVATIONS IN N.A.V.D. 1988

O:\DRAWINGS\2025\25-0208 MC Hobe Sound Beach Ocean Rescue\4 - Drawings\25-0208 COVER - DETAILS.dwg 3/30/2026

GENERAL NOTES

GENERAL NOTES (cont.)

48 HOURS BEFORE DIGGING
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

CONSTRUCTION STANDARDS AND DETAILS

NOTE: ALL ELEVATIONS IN N.A.V.D. 1988

AARON G. STANTON
LICENSE
No. 72460
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SHEET	C10
25-0208	

AARON G. STANTON
FL. P.E. #72460
3/31/2026

MARTIN COUNTY
HOBE SOUND BEACH
OCEAN RESCUE

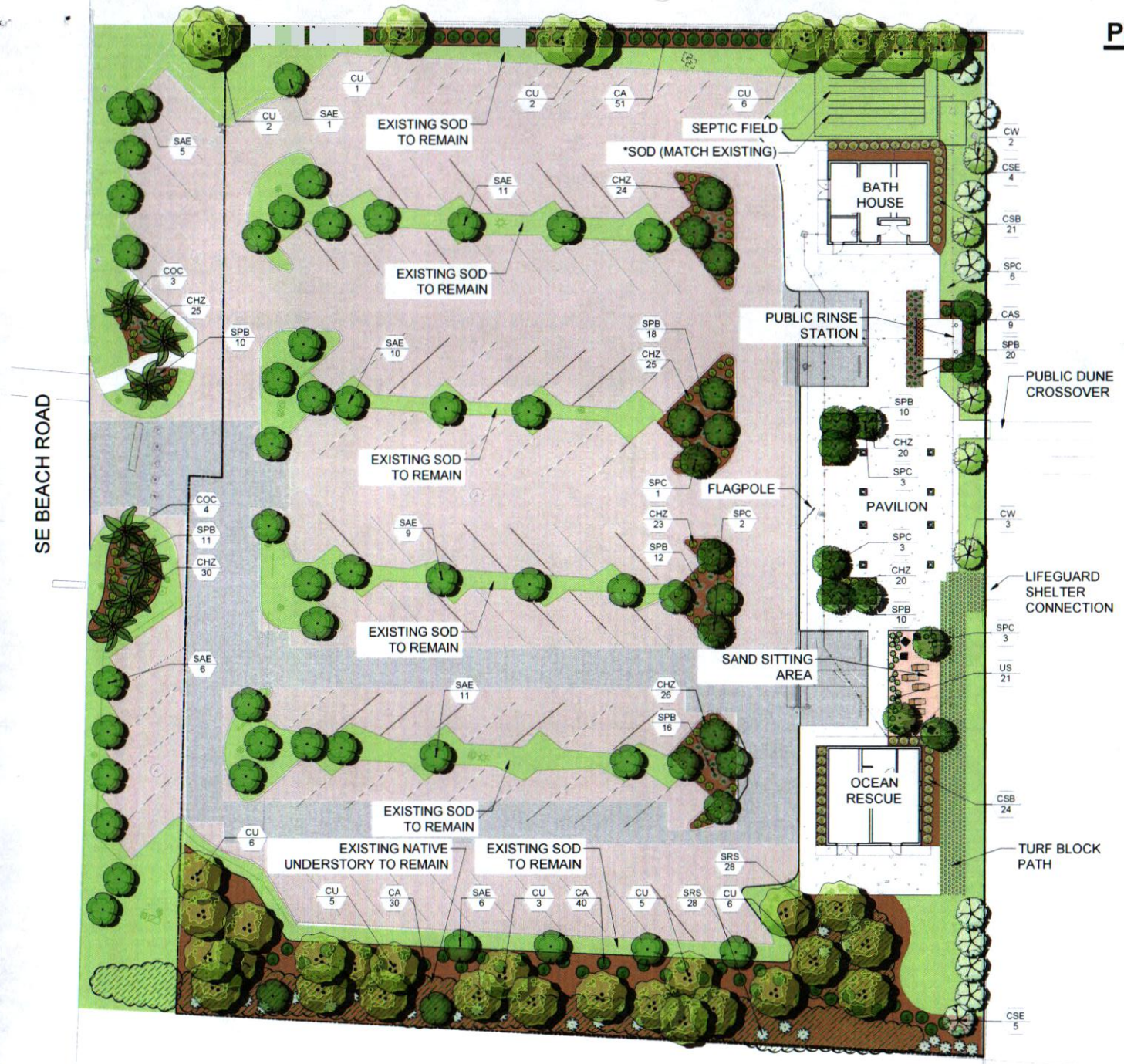
MARTIN COUNTY FLORIDA

UTILITY DETAILS

MBV ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
CONSULTING ENGINEERING CA #3728
1935 - 39TH STREET
VERO BEACH, FL 32960
PH. (772) 569-0035
FX. (772) 778-3617
MELBOURNE FL. PH (321) 253-1510
FT. PIERCE FL. PH (772) 466.1053

JOB NO.	25-0208
DESIGNED	AGS
DRAWN	GWR
DATE	AUGUST 2025
CHECKED	AGS
DATE ISSUED	3/30/2026

△	REVISIONS	DATE
8	-	-
7	-	-
6	-	-
5	-	-
4	-	-
3	-	-
2	REVISE TO SEPTIC SYSTEM	3-25-2026
1	TOWN OF JUPITER ISLAND COMMENTS	12-03-2025
	COMMENTS	XX-XX-XXXX



Plant Schedule:

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH
TREES							
	CW NATIVE	5	Conocarpus erectus `Sericeus`	Silver Buttonwood	Relocated on Site	10` HT	6`W
	RELOCATED MEMORIAL TREE						
EXISTING TREES TO REMAIN (SEE SHEET LA-2 FOR ALL EXISTING TREE INFORMATION)							
	CU NATIVE	37	Coccoloba uvifera	Sea Grape	Existing to Remain	14`-22` OA, MIX HTS	10`-16` SPR
	COC OFFSITE TREE	7	Cocos nucifera	Coconut Palm	Existing to Remain	12`-18` CT	
	CSE NATIVE	9	Conocarpus erectus sericeus	Silver Buttonwood	Existing to Remain	10`-12` HT	6` W
	SAE NATIVE	59	Sabal palmetto	Sabal Palm	Existing to Remain	14`-22` CT	
	11PALMS LOCATED OFFSITE; 16 ONSITE TREES AT 3:1						
PALM TREES							
	SPC 4 PALMS AT 3:1 NATIVE	14	Sabal palmetto	Sabal Palm	FG	12`-18` CT	
SYMBOL	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**HEIGHT**	**WIDTH**
SHRUBS							
	CHZ NATIVE	193	Chrysobalanus icaco 'Horizontalis'	Horizontal Cocoplum	3G	24" HT	18"W
	CAS NATIVE	9	Clusia rosea	Pitch Apple	7G	36" HT	24"W
	CA NATIVE	91	Clusia rosea	Pitch Apple	15G	5' HT	3'W
	CSB NATIVE	45	Conocarpus erectus sericeus	Silver Buttonwood	3G	24" HT	18"W
	SRS NATIVE	28	Serenoa repens `Cinerea`	Silver Saw Palmetto	15G	36" HT	30"W
	SPB NATIVE	130	Spartina bakeri	Sand Cordgrass	1G	24" HT	18"W
	US NATIVE	21	Uniola paniculata	Sea Oats	1G	24" HT	18"W

ALL EXISTING & PROPOSED TREES & SHRUBS LOCATED WITHIN PROPERTY BOUNDARY ARE NATIVE
*ALL DISTURBED AREAS TO BE REPAIRED WITH SOD TO MATCH EXISTING SOD ON SITE

SITE DATA:

TOTAL SITE AREA: 72,368 SF (1.66 AC)
TOTAL PERVIOUS SPACE: 24,637 SF (34%)

LANDSCAPE DATA:

TREES REQUIRED:

MINIMUM SITE TREES REQUIRED: = 1 TREE/ 2,500 SF
72,368 DIV. BY 2,500 = 29 TREES

VEHICULAR USE AREA PERIMETER = 662 LF
662 L.F. DIV. BY 30 = 22 TREES

INTERIOR VEHICULAR USE AREAS = 39,729 SF
39,729 DIV. BY 5,000 (500) = 3,973 S.F. REQUIRED PLANTING AREA
24 - 2" INTERIOR TREES REQUIRED

TOTAL TREES REQUIRED: 46 TREES

SHRUBS REQUIRED:

VEHICULAR USE AREA PERIMETER = 662 LF
662 DIV. BY 3 = 221 SHRUBS

TOTAL SHRUBS REQUIRED: 221 SHRUBS

TOTAL TREES PROVIDED: 71 TREES
TOTAL SHRUBS PROVIDED: 357 SHRUBS

LANDSCAPE NOTES:

- Alternative plant species for required landscape may be permitted subject to review and approval by the Martin County Growth Management Department prior to installation.
- All prohibited exotic or invasive species shall be removed from the entire site prior to the issuance of a Certificate of Occupancy.
- All required landscaping shall be installed prior to the issuance of a Certificate of Occupancy.
- No Cypress Mulch is to be used on site. Eucalyptus or Melaleuca Mulch is to be used in a 3" consistent layer in all planting beds.
- Enhanced landscaping beyond minimum requirements will conform to all applicable sections of the Martin County Landscape Development Regulations. As-built drawings will be submitted to Martin County Growth Management with Certification of Landscaping installation and Maintenance.
- This plan has been designed to meet the tree planting requirements contained within the FPL document entitled 'Plant the Right Tree in the Right Place'.
- For existing or proposed utilities, no tree shall be planted where it could, at mature height conflict with overhead power lines.
- Large trees (height at maturity of more than 30') shall be planted no closer than a horizontal distance of 30' from the nearest overhead power line.
- Medium height trees (height at maturity between 20' and 30') shall be offset at least 20' and small trees (height at maturity of less than 20') require no offset.
- No tree shrubs, hedges or vines shall be planted within 5' of an existing or proposed utility pole, guy wire or pad-mounted transformer.
- Palms should be planted at a distance equal to or greater than the average frond length plus two (2) feet from power lines.
- Tree species shall be selected as to minimize conflicts with existing or proposed utilities.
- Encroachments into required bufferyards and landscape areas by vehicles, boats, mobile homes or trailers shall not be permitted, and required landscape areas shall not be used for the storage or sale of materials or products or the parking of vehicles and equipment.
- The property owner, or successors in interest, or agent, if any, shall be jointly and severally responsible for the following:
  a. Regular maintenance of all landscaping to be kept alive and in good condition and in a way that presents a healthy, neat, and orderly appearance. All landscaping shall be maintained free from disease, pests, weeds, and litter. Maintenance shall include weeding, watering, fertilizing, pruning, mowing, edging, mulching and other maintenance, as needed and in accordance with acceptable horticultural practices;
  b. Repair or replacement of required walls, fences, or structures to a structurally sound condition;
  c. Regular maintenance, repair or replacement, where necessary, of any screening or buffering required by this division;
  d. Perpetual maintenance to prohibit the re-establishment of harmful exotic species within landscaping and preservation areas; and
  e. Replacement of any required landscaping in easement areas that may be disturbed by future maintenance.

Irrigation Notes:

- Adequate irrigation of landscaped areas shall be provided for the first full growing season and continue thereafter only as necessary to maintain required vegetation in good and healthy condition.
- Irrigation system shall be equipped with a moisture sensing device.
- Irrigation systems shall conform to the following standards: Irrigation systems shall be continuously maintained in working order and shall be designed not to overlap water zones or to water impervious areas.
- No irrigation system shall be installed or maintained abutting any public street which causes water from the system to overspray onto the roadway or to strike passing vehicular traffic.
- Irrigation Water Source: Existing Potable Water Connection.
- Irrigation Plans shall be submitted with the certificate of completion prepared by a Landscape Architect prior to Certification of Occupancy is granted.
- The proposed dry retention areas shall be provided with temporary irrigation. All other landscape areas and sodded areas shall be provided with permanent irrigation.

Required Xeriscape Points:

51% or more of the grass areas are made up of drought-tolerant grass species	10 points
51% or more of the required shrubs are made up of drought-tolerant species	10 points
51% or more of the required trees are made up of drought-tolerant species	10 points
Utilization of moisture sensing controller other than a rain-sensor override device	5 points
Utilization of mulch other than cypress mulch	5 points
Utilization of compacted mulch with a 3" min. depth in all planted areas except ground cover	10 points
	50 Total Points

DRAWING INDEX:

LA-1:	LANDSCAPE PLAN, LANDSCAPE DATA, & PLANT SCHEDULE
LA-2:	TREE DISPOSITION PLAN
LA-3:	LANDSCAPE DETAILS & SPECIFICATIONS

Digitally signed by Paul A. Goulas
Date: 2026.03.31 15:46:28-04'00'

811 Know what's below. Call before you dig.

Project Team
Landscape Architect
LANDSCAPE ARCHITECTURAL SERVICES, LLC
Paul Goulas - Owner
772-631-8400 - paul@las-fl.com
1708 SE Jay Haven Street
Port St. Lucie, FL 34983

MARTIN COUNTY
HOBE SOUND BEACH
OCEAN RESCUE
Landscape Plan

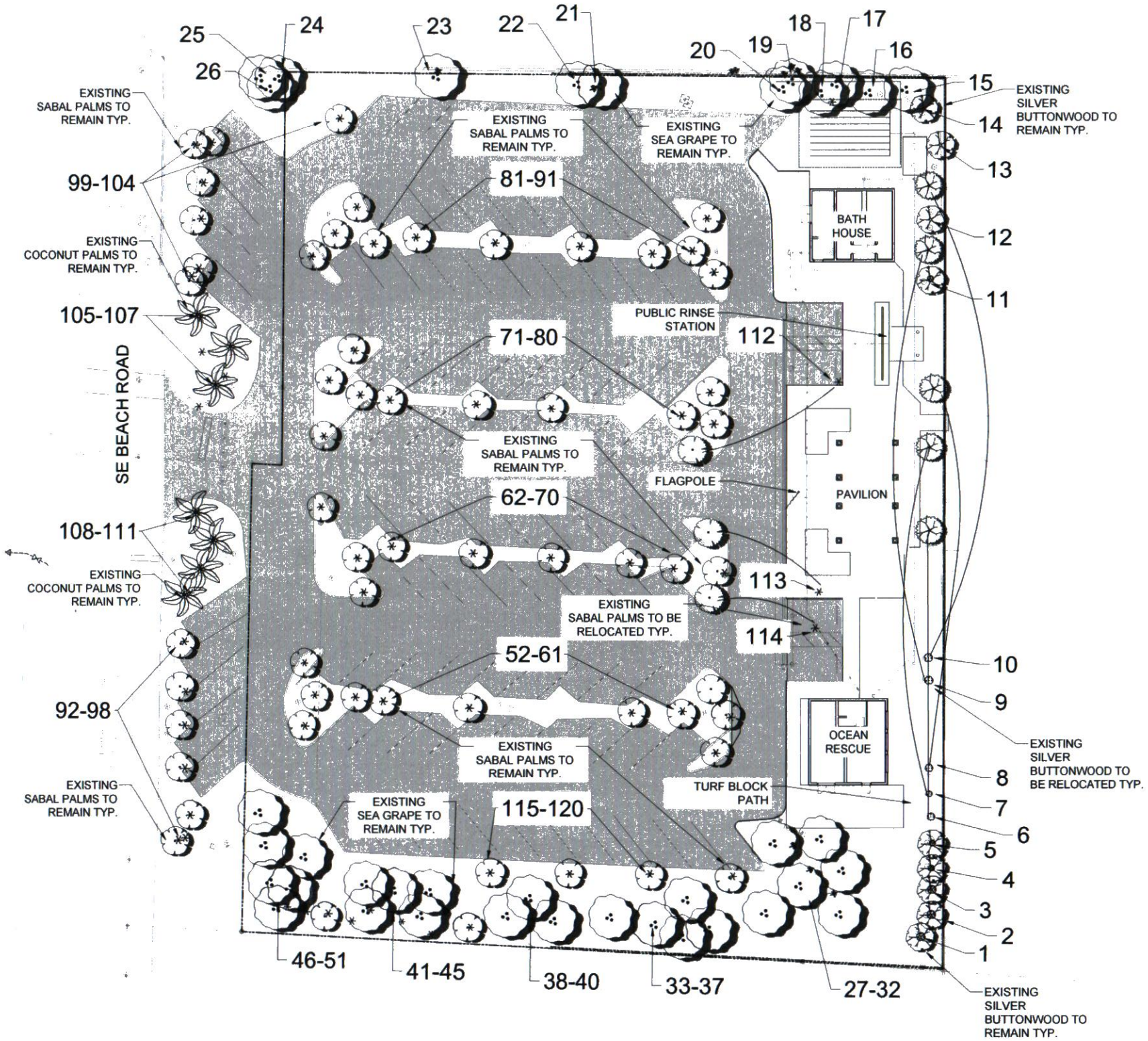
Issuance/Revisions		
Date	Init.	Description
9.25.25	PG	DD Plan
10.17.25	PG	Submittal
12.09.25	PG	Revised per Comments
3.31.26	PG	Revised per Site Plan

REGISTERED LANDSCAPE ARCHITECT — PAUL A. GOULAS — LA 6666807 — STATE OF FLORIDA
PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By:	PG
Checked By:	PG
Municipal Project:	
Scale:	

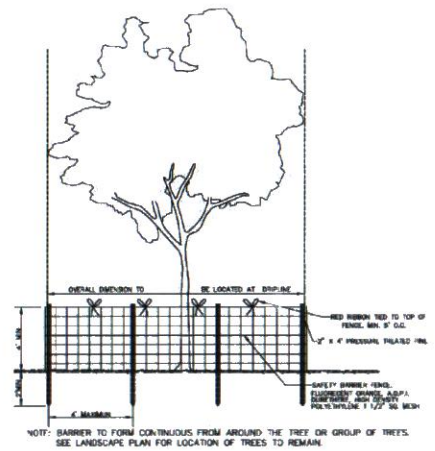
NORTH
SCALE: 1" = 20'
0 10' 20' 40'

LA-1



EXISTING TREE DATA

Existing Trees:	Health	Disposition
1. *Conocarpus erectus 'Siriceus', Silver Buttonwood, 4" -8" DBH*	Good	To be Preserved
2. *Conocarpus erectus 'Siriceus', Silver Buttonwood, 4" -8" DBH*	Good	To be Preserved
3. *Conocarpus erectus 'Siriceus', Silver Buttonwood, 4" -8" DBH*	Good	To be Preserved
4. *Conocarpus erectus 'Siriceus', Silver Buttonwood, 4" -8" DBH*	Good	To be Preserved
5. *Conocarpus erectus 'Siriceus', Silver Buttonwood, 4" -8" DBH*	Good	To be Preserved
6. *Conocarpus erectus 'Siriceus', Silver Buttonwood, 4" -8" DBH*	Good	To be Relocated
7. *Conocarpus erectus 'Siriceus', Silver Buttonwood, 4" -8" DBH*	Good	To be Relocated
8. *Conocarpus erectus 'Siriceus', Silver Buttonwood, 4" -8" DBH*	Good	To be Relocated
9. *Conocarpus erectus 'Siriceus', Silver Buttonwood, 4" -8" DBH*	Good	To be Relocated
10. *Conocarpus erectus 'Siriceus', Silver Buttonwood, 4" -8" DBH*	Good	To be Relocated
11. *Conocarpus erectus 'Siriceus', Silver Buttonwood, 4" -8" DBH*	Good	To be Preserved
12. *Conocarpus erectus 'Siriceus', Silver Buttonwood, 4" -8" DBH*	Good	To be Preserved
13. *Conocarpus erectus 'Siriceus', Silver Buttonwood, 4" -8" DBH*	Good	To be Preserved
14. *Conocarpus erectus 'Siriceus', Silver Buttonwood, 4" -8" DBH*	Good	To be Preserved
15. *Coccoloba uvifera, Sea Grape, 4"-12" DBH*	Good	To be Preserved
16. *Coccoloba uvifera, Sea Grape, 4"-12" DBH*	Good	To be Preserved
17. *Coccoloba uvifera, Sea Grape, 4"-12" DBH*	Good	To be Preserved
18. *Coccoloba uvifera, Sea Grape, 4"-12" DBH*	Good	To be Preserved
19. *Coccoloba uvifera, Sea Grape, 4"-12" DBH*	Good	To be Preserved
20. *Coccoloba uvifera, Sea Grape, 4"-12" DBH*	Good	To be Preserved
21. *Coccoloba uvifera, Sea Grape, 4"-12" DBH*	Good	To be Preserved
22. *Coccoloba uvifera, Sea Grape, 4"-12" DBH*	Good	To be Preserved
23. *Coccoloba uvifera, Sea Grape, 4"-12" DBH*	Good	To be Preserved
24. *Coccoloba uvifera, Sea Grape, 4"-12" DBH*	Good	To be Preserved
25. *Coccoloba uvifera, Sea Grape, 4"-12" DBH*	Good	To be Preserved
26. *Coccoloba uvifera, Sea Grape, 4"-12" DBH*	Good	To be Preserved
27.- 32. *Coccoloba uvifera, Sea Grape, 4"-12" DBH*	Good	To be Preserved
33.- 37. *Coccoloba uvifera, Sea Grape, 4"-12" DBH*	Good	To be Preserved
38.- 40. *Coccoloba uvifera, Sea Grape, 4"-12" DBH*	Good	To be Preserved
41.- 45. *Coccoloba uvifera, Sea Grape, 4"-12" DBH*	Good	To be Preserved
46.- 51. *Coccoloba uvifera, Sea Grape, 4"-12" DBH*	Good	To be Preserved
52.- 61. *Sabal palmetto,Sabal Palm, 14'-22' CT*	Good	To be Preserved
62.- 70. *Sabal palmetto,Sabal Palm, 14'-22' CT*	Good	To be Preserved
71.- 80. *Sabal palmetto,Sabal Palm, 14'-22' CT*	Good	To be Preserved
81.- 91. *Sabal palmetto,Sabal Palm, 14'-22' CT*	Good	To be Preserved
92.- 98. *Sabal palmetto,Sabal Palm, 14'-22' CT*	Good	To be Preserved
99.- 104. *Sabal palmetto,Sabal Palm, 14'-22' CT*	Good	To be Preserved
105.- 107. *Coco nucifera, Coconut Palm, 12-18' CT*	Good	To be Preserved
108.- 111. *Coco nucifera, Coconut Palm, 12-18' CT*	Good	To be Preserved
112. *Sabal palmetto,Sabal Palm, 14'-22' CT*	Good	To be Relocated
113. *Sabal palmetto,Sabal Palm, 14'-22' CT*	Good	To be Relocated
114. *Sabal palmetto,Sabal Palm, 14'-22' CT*	Good	To be Relocated
115-120. *Sabal palmetto,Sabal Palm, 14'-22' CT*	Good	To be Preserved



TREE PROTECTION DETAIL

NOT TO SCALE

Know what's below. Call before you dig.

Project Team

Landscape Architect

LANDSCAPE ARCHITECTURAL SERVICES LLC

Paul Goulas, Owner
772-631-8400 paul@las1.com
7308 SE Jay Haven Street
Port St. Lucie FL 34983

MARTIN COUNTY
HOBE SOUND BEACH
OCEAN RESCUE
Existing Tree Disposition Plan

Issuance/Revisions		
Date	Init	Description
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REGISTERED LANDSCAPE ARCHITECT PAUL A. GOULAS LA 6666807 STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By:	PG
Checked By:	PG
Municipal Project:	
Scale:	

NORTH

SCALE: 1" = 20'

0 10' 20' 40'

LA-2

LANDSCAPE SPECIFICATIONS

PART 1: GENERAL CONDITIONS

1.01 SCOPE:
A The landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans.

1.02 AGENCY STANDARDS
A Grades and standards of plant materials to be used shall be true to name, size, condition and graded Florida #1 or better as stated in: Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida.

1.03 SITE EXAMINATION:
A The Landscape Contractor shall personally examine the site and fully acquaint him/herself with all of the existing conditions in order that no mis-understanding may afterwards arise as to the character or extent of the work to be performed, and additionally, in order to acquaint him/herself with all precautions to be taken in order to avoid injury to property or persons No additional compensation will be granted because of any unusual difficulties which may be encountered in the execution or maintenance of any portion of the work

1.04 ERRORS AND OMISSIONS:
A The plant list is a part of the drawings and is furnished as a convenience. The plant list indicates the name, size and quantities of specific plant materials as called for and is located on the drawings. The Landscape Contractor is responsible for his/her own quantity count, and any discrepancy between drawings and plant list shall be considered as correct on the drawings

B The Landscape Contractor shall not take advantage of errors or omissions in the specifications or contract drawings. Full instruction will be given if such errors are discovered. Upon the discovery of any discrepancies in, or omissions from the drawings or documents, or should the Landscape Contractor be in doubt as to their meaning, the Landscape Architect shall be notified and will determine the actions necessary to each query

C. If plans and specifications are found to disagree after the contract is awarded, the Landscape Architect shall be the judge as to which was intended.

1.05 EXECUTION OF THE WORK.
A The Landscape Contractor shall have his labor crews controlled and directed by a Foreman well versed in plant materials, planting methods, reading blueprints, and coordination between job and nursery in order to execute installation correctly and in a timely manner

B The Landscape Contractor shall provide a competent English-speaking Foreman on the project at all times, who shall be fully authorized as the Contractor's agent on the work. The Superintendent shall be capable of reading and thoroughly understanding the Plans, Specifications and other Contract Documents. If the Superintendent is deemed incompetent by the Landscape Architect, he (the superintendent) shall be immediately replaced.

C. The Landscape Contractor shall be available for any meetings with the Owner and/or Landscape Architect during implementation of the job. Any additional work or changes required as a result of failure to communicate with the Owner or Landscape Architect during implementation will be the responsibility of the Landscape Contractor.

1.06 PROTECTION OF PUBLIC AND PROPERTY:
A The Landscape Contractor shall protect all materials and work against injury from any cause and shall provide and maintain all necessary safeguards for the protection of the public. He shall be held responsible for any damage or injury to persons or property which may occur as a result of his fault or negligence in the execution of the work, i.e. damage to underground pipes or cables.

1.07 CHANGES AND EXTRAS.
A The Contractor shall not start work on any changes or "extras" in the project until a written agreement setting forth the adjusted prices has been executed by the Owner and the Contractor. Any work performed on changes or "extras" prior to execution of a written agreement may or may not be compensated for by the Owner at his discretion.

1.08 GUARANTEE:
A The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of ONE (1) YEAR from the time of completion and acceptance by the Landscape Architect and Owner. Sod shall be guaranteed to 90 calendar days after acceptance by the Landscape Architect and Owner. All plant material shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. The guaranteeing of plant material shall be construed to mean complete and immediate replacement with plant material of the same variety, type, size, quality and grade as that of the originally specified material. During the guarantee period it shall be the Landscape Contractor's responsibility to immediately replace any dead or unhealthy material as determined by the Landscape Architect. The guarantee will be null and void if plant material is damaged by lightning, hurricane force winds, or any other acts of God, as well as vandalism or lack of proper maintenance.

B At the end of the specified guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Landscape Architect, shall be replaced. The Landscape Contractor shall be responsible for the full replacement cost of plant materials for the first replacement and share subsequent replacement (s) costs equally with the Owner, should the replacement plant fail to survive.

1.09 CARE AND MAINTENANCE:
A The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and irrigation when applicable until final acceptance by the Owner or Landscape Architect.

B The Owner agrees to execute the instructions for such care and maintenance.

1.10 SAFETY:
A It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage. Adequate warning devices shall be placed and maintained during the progress of the work

B. It shall be the contractor's responsibility to conform to all local, state, and federal safety laws and codes including the Federal Occupational Safety And Health Act (O.S.H.A.) .

1.11 CONTRACTOR QUALIFICATION:
A The Owner may require the apparent contractor (s) to qualify him/herself to be a responsible entity by furnishing any or all of the following documentary data:
1. A financial statement showing assets and liabilities of the company current to date
2. A listing of not less than (3) completed projects of similar scope and nature.
3. Permanent name and address of place of business.
4. The number of regular employees of the organization and length of time the organization has been in business under the present name.

1.12 INSURANCE AND BONDING:
A The contractor (s) shall submit proof of insurance for this job for the time period that the work is done. The minimum amount of insurance shall be $300,000.00 per person and $300,000.00 per aggregate or as required by owner and agreed to in the contract.
The successful bidder shall be required to have this coverage in effect before beginning work on the site

B The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract

1.13 PERMITS AND CERTIFICATES :
A All contractors shall secure and pay for all permits and certificates required for his/her class of work

PART 2: MATERIALS

2.01 PLANT MATERIALS:
A A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed necessary. In the event discrepancies occur, the specifications on the drawings shall govern.

B Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written authorization by the Owner or the Landscape Architect. If plant material is not of sufficient size to meet applicable codes, a letter of variance from the appropriate agency must be obtained by the Contractor prior to issuance of any change order. If material of smaller size is to be accepted, the quantity of material shall be increased, at no additional cost to the Owner, to meet the intent of the drawings.

C. All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting.

D All plant materials shall be nursery grown, unless otherwise noted, Florida #1 or better and shall comply with all required inspections, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current addition and Grades and Standards for Nursery Plants, most current addition.

E. Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.

F The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner.

2.02 INSPECTION
A The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality. The Landscape Architect and Owner retain the right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work Rejected plant materials shall be immediately removed from project site.

2.03 PROTECTION OF PLANT MATERIALS
A Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap similar materials and bound with cord, rope, or wire mesh. All collected plants shall be balled and burlapped.

B Plants with broken, damaged or insufficient rootballs will be rejected

C. All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.

D. Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the drying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted

2.04 STORAGE:
A All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.

B. No plant material shall be stored longer than seventy-two (72) hours unless approved by by Landscape Architect and/or owner

C. The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.

D. All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.

2.05 PROTECTION DURING PLANTING:
A. Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood battens or other approved methods. Battens shall NOT be attached to the tree with nails.

2.06 PLANTING SOIL:
A. Planting soil for all plantings shall consist of existing native soil and shall be free of debris, roots, clay, stones, plants or other foreign materials which might be a hindrance to planting operations or be detrimental to good growth.

2.07 FERTILIZER:
A Commercial fertilizer shall comply with the state fertilizer laws Nitrogen shall not be less than 40% from organic source Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall be rejected.

B. Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.

C. Tabletized fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tabletized fertilizer as follows. While backfilling plant holes, fertilizer tablets shall be equally spaced and placed adjacent to the ball mid-way in depth in accordance with the following rates:

1 gallon container	1 tablet
3 gallon container	2 tablets
5 gallon container	3 tablets
7 gallon	5 tablets

Large tubs, wire baskets, grow bags, and balled and burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter (measured 3 feet from ground) or for each foot of height or spread of larger shrub material.
The Landscape Architect reserves the right to inspect and review the application of fertilizer.

2.08 MULCH:
A Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement. Cypress &/or Red mulch is prohibited.

B. All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered.
or as required by local jurisdiction. Apply 2" max on tree & palm rootballs, keep away from tree & palm trunks

PART 3: EXECUTION
3.01 DIGGING:
A. The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground pipes and cables and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Owner shall be consulted and contractor will adjust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by his work

3.02 GRADING:
A. Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others.

B. It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sod and planting areas to their proper elevations in relation to walks, paving, drain structures, and other site conditions. The site grading plan must be checked prior to installation of sod to insure that drainage and other conditions will NOT be modified

3.03 PLANTING:
A Planting shall take place during favorable weather conditions.

B. The Contractor shall call for utility locates and ascertain the location of all utilities and easements so proper precautions can be taken not to damage or encroach on them

C. Tree Planting shall be located where it is shown on the plan. No planting holes shall be dug until the proposed locations have been staked on the ground by the Contractor

D. Excavation of holes shall extend to the required subgrades as specified on the planting diagrams located in the planting plans. Plant pits shall be circular in outline and shall have a profile which conforms to the aforementioned "Tree and Shrub Planting Diagrams"

E A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper drainage. See Landscape Plan for complete testing methods and requirements

F. Planting pits shall be excavated to the following dimensions and refilled with a mixture of (1/2) planting soil (1/2) existing native soil.
1 Gallon material (1 gal.). 12" x 12" x 12" min.
3 Gallon material (3 gal.). 20" x 20" x 16" min.
Lerio material (7 gal.) 30" x 30" x 24" min.
Field grown material and trees 1-1/2 times width of ball and depth of ball plus 12" min.

G. No planting or laying of sod shall be initiated until the area has been cleaned of existing sod or other plant materials, rough grass, weeds, debris, stones etc. and the ground has been brought to an even grade, with positive drainage away from buildings and towards drain inlets and swales and approved by Landscape Architect or owner's rep.

H. Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.

I. All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems. All ropes, wire, stakes, etc., shall be removed from sides and top of the ball and removed from hole before filling in.

J All flagging ribbon shall be removed from trees and shrubs before planting.

K. Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to Owner.

L. All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future waterings. Saucer areas shall be top-dressed two (2") inches deep with topsoil raked and left in a neat, clean manner

3.04 PRUNING.
A Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as possible in a manner which will preserve the plant's natural character

B. Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs. Cuts made at right angles to line of growth will not be permitted.

C. Trees shall not be poled or topped.

D. Remove all trimmings from site.

3.05 GUYING
A All trees over six (6') feet in height shall, immediately after setting to proper grade, be guyed with three sets of two strands, No 12 gauge malleable galvanized iron, in tripod fashion See Detail

B Wires shall not come in direct contact with the tree but shall be covered with an approved protection device at all contact points Wires shall be fastened in such a manner as to avoid pulling crotches apart.

D Stake & Brace all trees larger than 12' oa. See detail.
Stakes shall be 2" x 2" lumber of sufficient length to satisfactorily support each tree

E. Turnbuckles for guying trees shall be galvanized or cadmium plated and shall be of adequate size and strength to properly maintain tight guy wires.

3.06 WATER:
A. Each plant or tree shall be thoroughly watered in after planting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the Landscape Architect.

B. See General Notes of Landscape Plan for water source

3.07 SOD:

A. The Landscape Contractor shall sod all areas indicated on the drawings.

B It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks, stones, and other debris.

C The sod shall be firm, tough texture, having a compacted growth of grass with good root development. It shall contain no noxious weeds, or any other objectionable vegetation, fungus, insects, or disease. The soil embedded in the sod shall be good clean earth, free from stones and debris.

D Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.

E. 6-6-6 fertilizer with all trace elements is to be applied at the rate of 40 lbs. per 1,000 sq. ft. prior to laying sod.

F Solid sod shall be laid with closely abutting, staggered joints with a tamped or rolled, even surface.

G The finished level of all sod areas after settlement shall be one (1") inch below the top of abutting curbs, walks, paving and wood borders to allow for building turf

H If in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean yellow sand will be evenly applied over the entire surface and thoroughly washed in.

3.08 SEEDING
A The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre

B Application: Argentine Bahia Grass seed - 200 Pounds per acre mixed with common hulled Bermuda seed - 30 lbs. per acre All other seed mixtures shall be applied per the manufacturer's instructions.

C Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.

D Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.

3.09 CLEANING UP:
A The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work. He shall leave all paved areas "broom clean" when completed with his work.

3.10 MAINTENANCE.
A. Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect. Maintenance shall include watering, weeding, removal of dead materials, resetting plants to proper grades or upright positions, spraying, restoration of planting saucer and/or any other necessary operations.

B. Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.

C. Replacement of plants during the maintenance period shall be the responsibility of the Contractor, excluding vandalism or damage on the part of others, lighting, or hurricane force winds, until final acceptance.

D In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.

E Trees or other plant material which fall or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being hurricane force winds.

3.11 COMPLETION, INSPECTION AND ACCEPTANCE:
A. Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.

B. Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.

C. All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final inspection and acceptance.

D After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS

PRIOR TO PLANTING ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER

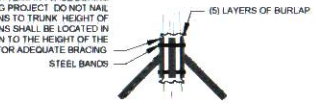
A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE

B. FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.

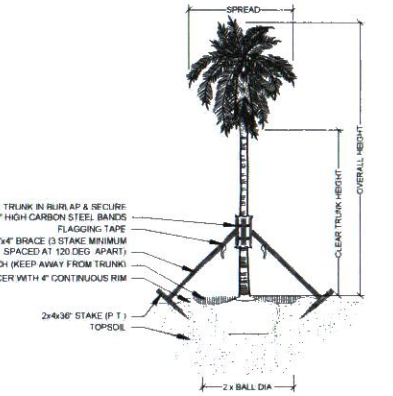
C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)

D. ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.

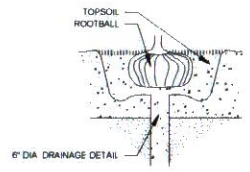
E. WHEN BACKFILLING PLANTING PITS WITH PLANTING MIXTURE, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.



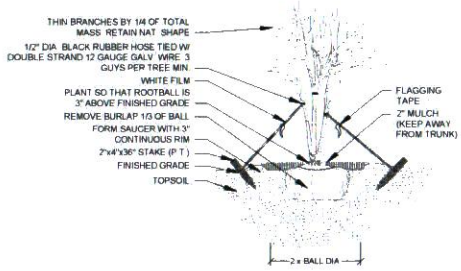
BRACING DETAIL
NOT TO SCALE



PALM PLANTING - ANGLE STAKE
NOT TO SCALE



DRAINAGE TESTING DETAIL
NOT TO SCALE



MULTI-TRUNK PLANTING & GUYING
NOT TO SCALE

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS.

PRIOR TO PLANTING, ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER

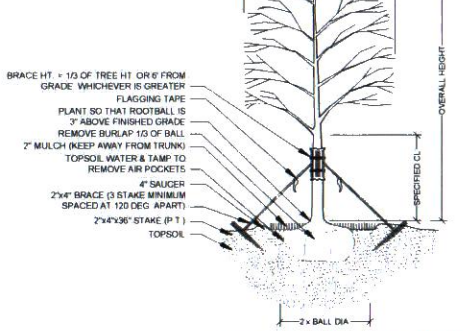
A DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE

B FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED. IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED

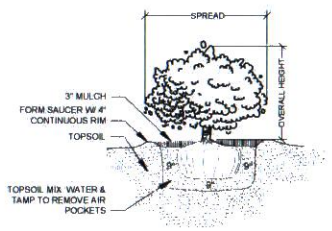
C WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)

D ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED

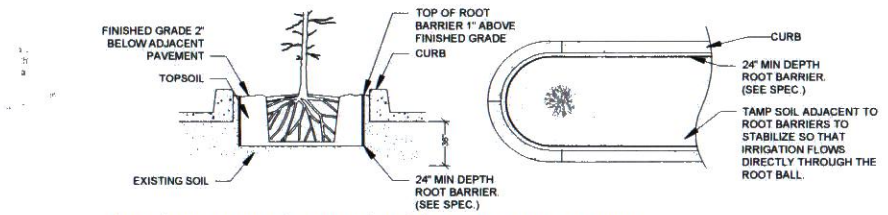
E WHEN BACKFILLING PLANTING PITS WITH NATIVE TOPSOIL CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL



TREE PLANTING & STAKING
NOT TO SCALE

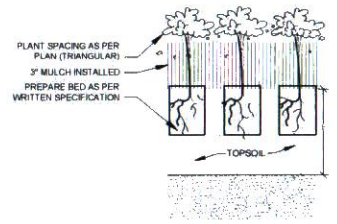


SHRUB PLANTING
NOT TO SCALE



SPECIAL APPLICATIONS ROOT BARRIER DETAIL
NOT TO SCALE

NOTES:
1- ROOT BARRIER SHALL BE "DEEPROOT" 24" DEPTH OR APPROVED EQUAL.
2- ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.



GROUNDCOVER PLANTING DETAIL
NOT TO SCALE

Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC

MARTIN COUNTY
HOBE SOUND BEACH
OCEAN RESCUE

Details & Specifications

Issuance/Revisions		
Date	Init	Description
10.17.25	PG	Submittal
12.09.25	PG	Revised per Comments
3.26.26	PG	Revised per Site Plan

REGISTERED LANDSCAPE ARCHITECT
PAUL A. GOULAS
LA 6666807
STATE OF FLORIDA

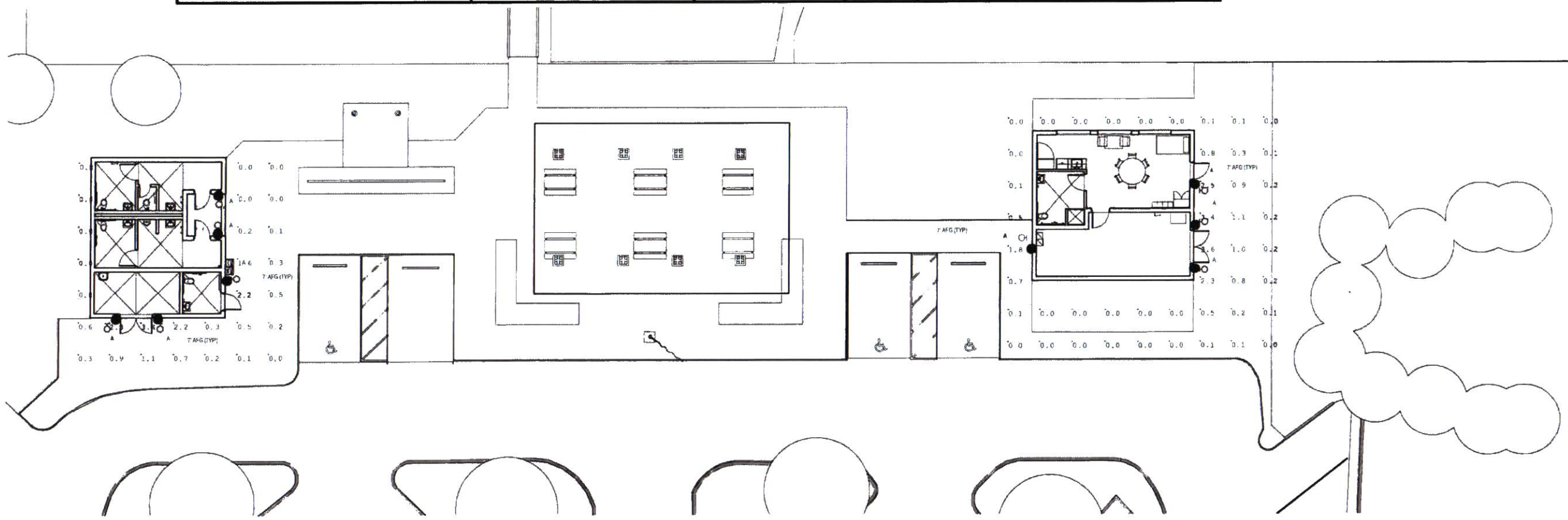
PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By: PG
Checked By: PG
Municipal Project:
Scale:

LA-3

Luminaire Schedule								
Symbol	Qty	Label	Description	LLF	Luminaire Lumens	Luminaire Watts	[MANUFAC]	Tag
✳	9	A	S34W-LE26A-XX USING LCE26-12A-T5 E26 LAMP	6.050	~~50~~	~~10.0627~~	Wave Lighting LLC	LCE26 LAMP = 336 LUMENS / 596NM / 11 WATTS

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
OCEAN RESCUE BLDG	Illuminance	Fc	0.47	3.6	0.0	N.A.	N.A.
RESTROOM BLDG	Illuminance	Fc	0.61	3.4	0.0	N.A.	N.A.
RESTROOM VESTIBULE	Illuminance	Fc	2.93	3.6	2.3	1.27	1.57



SITE PLAN PHOTOMETRIC

NO.	REVISION	DATE
	SITE PLAN APPROVAL	2026-01-20

CONSULTANT

CMTA

MC HOBE SOUND BEACH OCEAN RESCUE RESTROOM, PAVILION & OCEAN RESCUE FACILITY

Hobe Sound Beach, Jupiter Island, FL 33455

CPZ ARCHITECTS, INC.

413 WEST BROWARD BOULEVARD
FORT LAUDERDALE, FL 33311
PHONE: (954) 792-8525 FAX: (954) 337-0159
AA #26000865 WWW.CPZARCHITECTS.COM

DRAWING TITLE:

SITE PLAN - PHOTOMETRIC - ELECTRICAL

DRAWN:	JEB
CHECKED:	KGL
DATE:	2026-01-20
SCALE:	1" = 10'-0"
PROJECT NO. Project Number	
SHEET #	E-011

KYRIAKOS LIATSOS LICENSE NO. 66402 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: 2/9/26

PROJECT MC Hobe Sound Beach

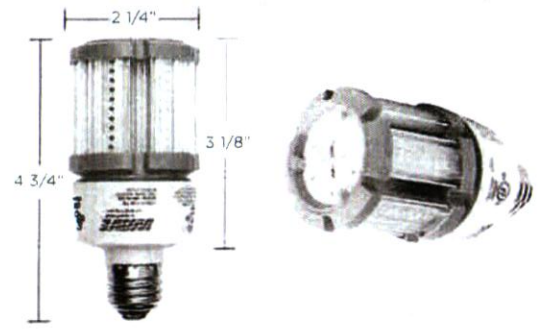
TYPE A

VOLTAGE 120

E26 MEDIUM BASE LAMPS *FOR ENCLOSED FIXTURES LCE26*

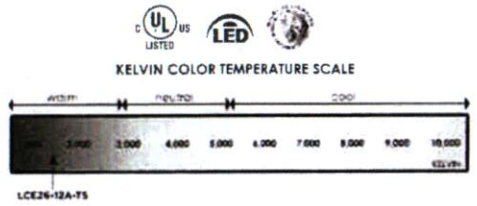
REPLACEMENT LED LAMPS **LED RETROFITS**

Create a warm and inviting space with Wave Lighting's E26 Medium Base Amber LED Lamps. These lamps were designed for turtle friendly widlife and suitable for outdoor fixtures.



LCE26-12A-T5
Amber LED Lamp
11W 1387K, 336lm, 596nm

Type V



LED SOURCE OPTIONS

REPLACEABLE LED CORN COB

- 100-277V, 50/60Hz
- "Screw-In" Medium Base E26 Amber LED Lamp
- Estimated 50,000 Hrs L
- For Enclosed Fixtures
- Available in 1387K CCT
- Type 5 Distribution
- 5 Year Warranty
- Florida Wildlife Approved
- UL Listed

WAVE LIGHTING

PROJECT MC Hobe Sound Beach

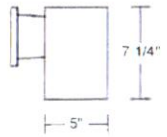
TYPE A

VOLTAGE 120

S34W-EL26A-WH

OUTDOOR WALL FIXTURE *S34W* — OUTDOOR DECORATIVE MARLEX

EXTENDS: 7 3/4"
H/CTR: 2 3/8"
BACKPLATE: 4 5/8" x 4 5/8"



Wave Lighting's S34W is ideal for coastal areas. This fixture is available in incandescent with A19 LED lamp option and is turtle safe and dark sky friendly. Easily relamped via open bottom. Wave Lighting's S34W is designed for wall applications and mounting hardware is included.

SPECIFICATIONS

- Black or White
- Baffle Included
- Mounting Hardware Included
- Turtle Safe & Dark Sky Friendly
- Wall Mount Only
- Minimum Starting Temp -20°F
- UL Listed for Wet Locations
- Composite Construction
- Non-Corrosive

BK BLACK WH WHITE

LED SOURCE OPTIONS

E26 MEDIUM BASE - LE26A

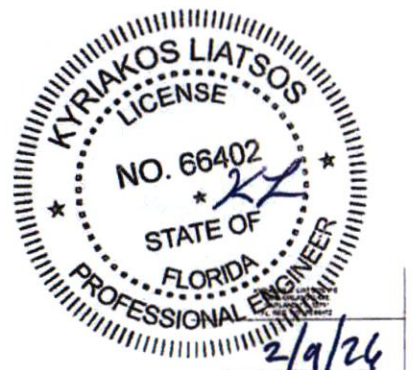
- 120V-277V, 50/60Hz (LE26A models 120-277V)
- "Screw-In" Medium Base A19/E26 LED Lamp
- Estimated 15,000 Hrs L
- Low Flicker (3K models)
- Dimmable (see compatible dimmer list)
- 3000K CCT 90CRI or 4000K CCT 80CRI
- 590nm Amber Models
- 3 Year Warranty (LE26A models 5 Year)
- LE26A models Florida Wildlife Approved
- Energy Star

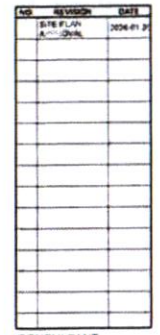
GUIDE CODE: S34W-BK — **CALL FOR PHOTOMETRIC INFORMATION**

ITEM #	LIGHT SOURCE	CCT	COLOR
S34W	**E26 MEDIUM BASE**	C-4K W-3K	**BK**-Black **WH**-White
	(1) 75W MAX Par 30 Lamp **LE26**-9.5W 800lm (E26 LED Lamp) ✦ ★		
	120-277V E26 AMBER LED		
	LE26A-11W 336lm (E26 LED Lamp) ✦	596nm	

REFER TO CATALOG FOR OPTION SPECIFICATIONS - Specifications subject to change without notice - FIXTURE SPEC 9/21

WAVE LIGHTING • wavelighting.com • 877-870-9283 1 of 1





CONSULTANT

CMTA

MC HOBE SOUND BEACH OCEAN RESCUE RESTROOM, PAVILION & OCEAN RESCUE FACILITY

Hobe Sound Beach, Jupiter Island, FL 33455

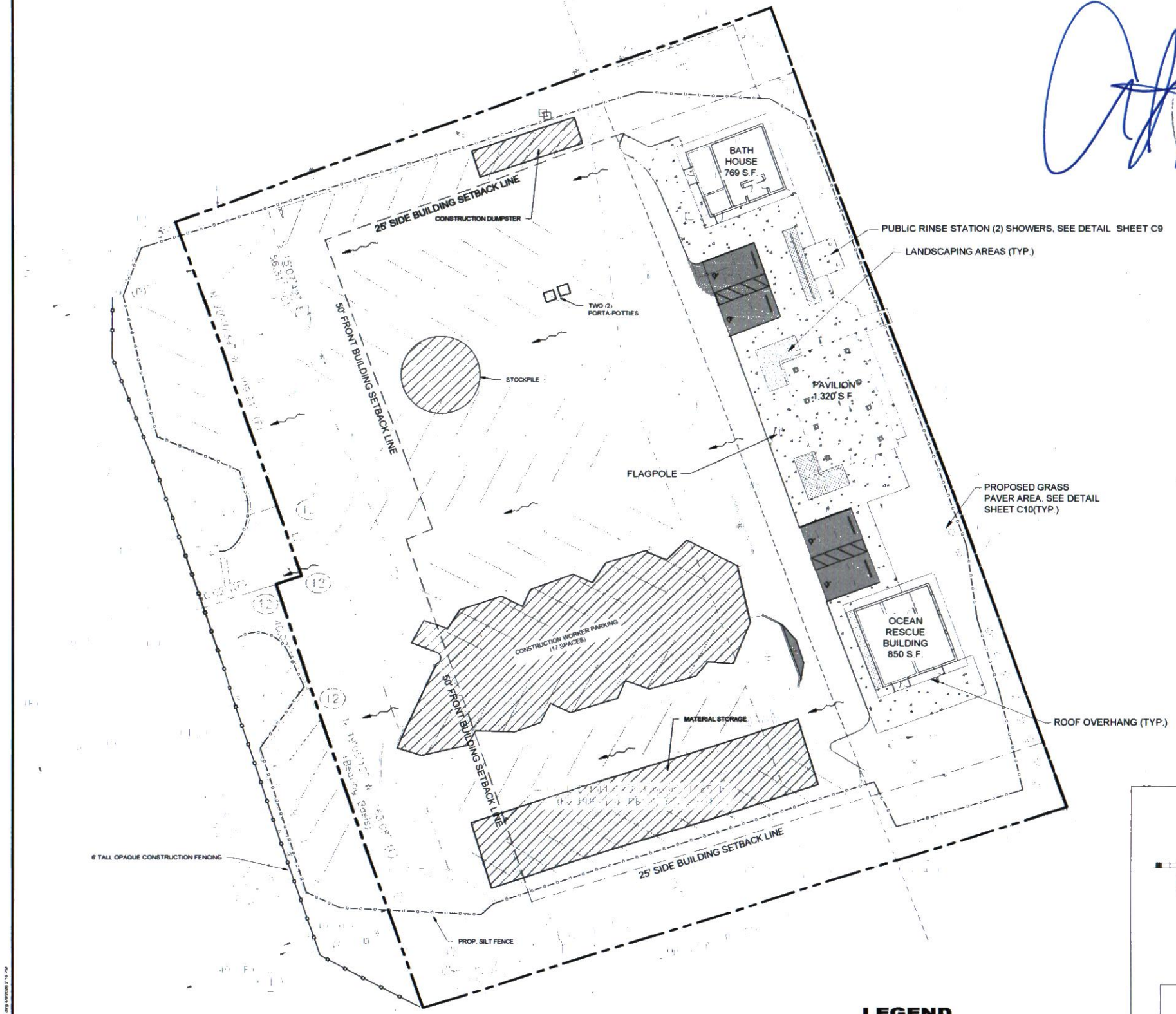
CPZ ARCHITECTS, INC.

DRAWING TITLE:

SITE PLAN - LIGHT CUTS SHEETS- ELECTRICAL

DRAWN: Author
CHECKED: Checker
DATE: 2026-01-20
SCALE:
PROJECT NO. Project Number
SHEET

E-012



STAGING PLAN

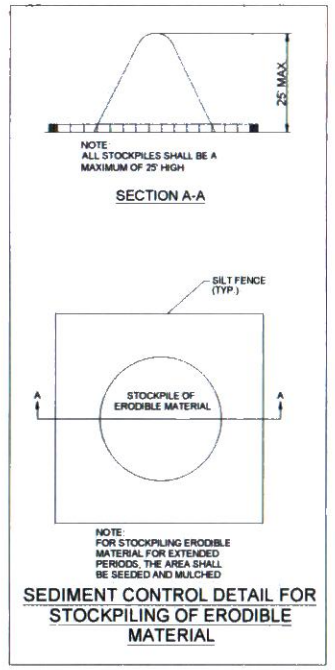
SCALE 1" = 20'

GRAPHIC SCALE
0 20 40
(IN FEET)
1 inch = 20 ft

72 HOURS BEFORE DIGGING CALL TOLL FREE 811
Know what's below. Call before you dig.

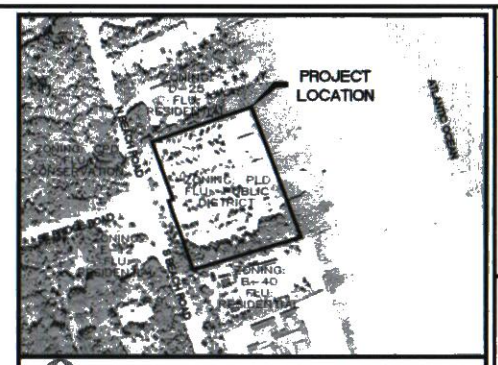
LEGEND

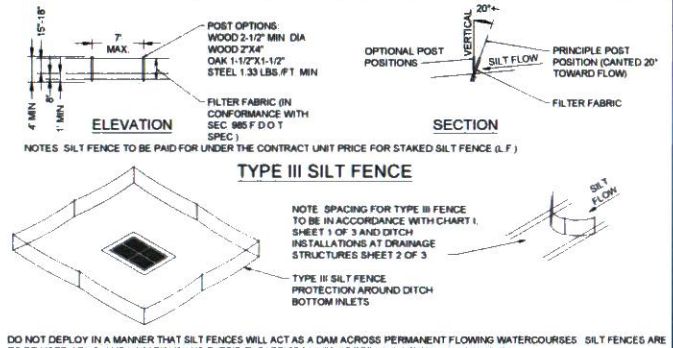
- EXISTING CONCRETE
- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED LANDSCAPED (GREEN) AREA
- PROPOSED GREEN TURF BLOCK
- PROPOSED SILT FENCE
- PROPOSED 6' TALL CONSTRUCTION FENCE
- PROPOSED SURFACE FLOW DIRECTION



SEDIMENT CONTROL DETAIL FOR STOCKPILING OF ERODIBLE MATERIAL

AARON G. STANTON
LICENSE
No. 72460
STATE OF FLORIDA
PROFESSIONAL ENGINEER





NOTES SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (L.F.)

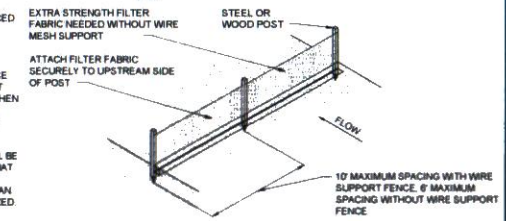
TYPE III SILT FENCE

DO NOT DEPLOY IN A MANNER THAT SILT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE USED AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.

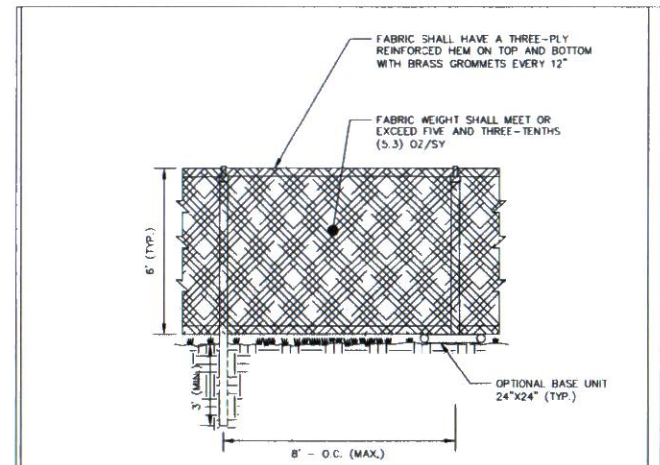
SILT FENCE APPLICATIONS

N.T.S

NOTES:
1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" MAXIMUM RECOMMENDED STORAGE HEIGHT
3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.



TYPE IV SILT FENCE



NOTES:
1. FENCES SHALL BE CONSTRUCTED WITH A TOP AND BOTTOM RAIL.
2. GATES MUST REMAIN IN GOOD WORKING ORDER AND MUST BE CLOSED AND SECURED DURING NON-WORKING HOURS.
3. GATES SHALL BE CONSTRUCTED SO THAT THEY SWING IN TOWARDS THE CONSTRUCTION SITE.
4. GATES MUST BE CONSTRUCTED WITH THE SAME DESIGN CHARACTERISTICS AS THE TEMPORARY CONSTRUCTION FENCE.
5. FABRIC SHALL BE ANCHORED IN EACH GROMMET WITH ALUMINUM TIES.
6. OPAQUE WOOD PRIVACY (OR SIMILAR MATERIAL) MAY BE ALLOWED IN LIEU OF THE CHAIN LINK AND FABRIC FENCE.
7. TEMPORARY CONSTRUCTION FENCE MAY BE REQUIRED FOR PROPERTY LINES SHARED BETWEEN DISSIMILAR USES.

NOTE: ALL ELEVATIONS IN N.A.V.D. 1988

NO.	DATE	REVISIONS
1	12-03-2025	TOWN OF JUPITER P&Z BOARD COMMENTS
2	3-25-2026	REVISE TO SEPTIC SYSTEM
3		
4		
5		
6		
7		
8		

JOB NO 25-0208
DESIGNED AGS
DRAWN GWR
DATE AUGUST 2025
CHECKED AGS
DATE ISSUED 4/9/2026

MBV ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
CONSULTING ENGINEERING C.A. #27728
1883 30TH STREET, SUITE 101, VERO BEACH, FL 32960
PH: (772) 584-9033
FX: (772) 794-9377

STAGING PLAN

MARTIN COUNTY
HOBE SOUND BEACH
OCEAN RESCUE
FLORIDA

AARON G. STANTON
LICENSE
No. 72460
STATE OF FLORIDA
PROFESSIONAL ENGINEER
AARON G. STANTON
FL P.E. #72460 4/9/2026

SHEET
EX-1

25-0208

MARTIN COUNTY

SOUTH MARTIN REGIONAL UTILITY (SMRU)
9000 ATHENA STREET • P.O. BOX 395 • HOBE SOUND, FLORIDA 33475-0395
(772) 546-2511 • FAX (772) 546-7619

MEMORANDUM:

Date: May 4, 2026

To: Robert Garlo – Town Manager
Catherine Harding, CFM – Director of Building, Planning and Zoning

From: Matthew Hammond, PE – SMRU Director

Subject: Hobe Sound Beach – SMRU Sewer Service Availability

Background

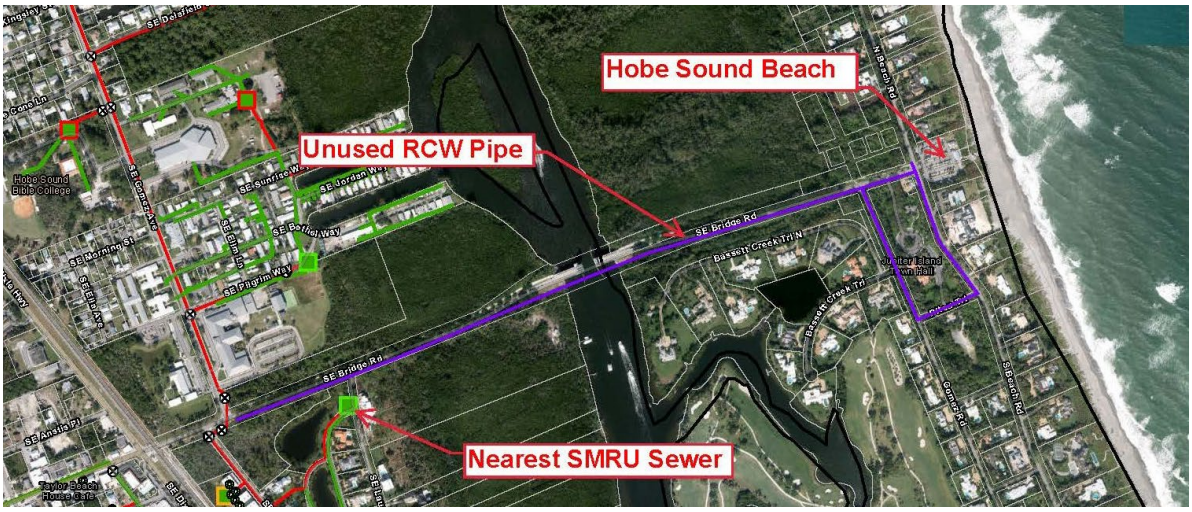
The Martin County Board of County Commissioners (MCBOCC) owns and operates the public Hobe Sound Beach on Beach Road in the Town of Jupiter Island, located at the intersection with SE Bridge Road. The beach is one of four guarded beaches within Martin County and includes facilities such as a public restroom, pavilion, and elevated lifeguard station. Potable water for the existing facilities is served by SMRU through a 1 ½-inch service connection on Beach Road. Wastewater generated by the public restrooms goes to an on-site septic system on the northeast corner of the property maintained by the MCBOCC.

The MCBOCC proposes to demolish the existing buildings at Hobe Sound Beach and construct new facilities, including a new public restroom, pavilion, and building to house ocean rescue staff. As part of these planned improvements, MCBOCC has expressed interest in connecting the new beach facilities to SMRU's sewer system. This memorandum evaluates the options available for SMRU to provide sewer service to the MCBOCC proposed Hobe Sound Beach facilities.

Existing Sewer Facilities

SMRU provides wastewater service to approximately 7,500 accounts, nearly all of which are located within unincorporated Martin County. The nearest point of connection to serve Hobe Sound Beach is approximately 3,850 feet (0.73 miles) away near, the intersection of SE Bridge Road and SE Laurel Lane.

An 8-inch pipe exists between Beach Road and SE Gomez Ave that was constructed in 2009 to provide public-access reclaimed water to Jupiter Island. Per determination by the SMRU Board, connection of this pipe to the existing public-access reuse system was never completed and the pipe remains unused.



Connection Options

Several options are available to provide public sewer to the proposed Hobe Sound Beach facilities which are detailed below.

Option 1: Construct a new small-diameter force main from Hobe Sound Beach to the SMRU connection point

The most direct option to connect Hobe Sound Beach to public sewer is to construct an on-site pump station and new force main, sized to accommodate flows from the proposed beach facilities, extending from the beach to the nearest available SMRU sewer connection point. The force main would be approximately 3,850 feet (0.73 miles) and require a new crossing of the intercoastal waterway permitted through the Army Corp of Engineers.

This option has a high capital cost as well as significant operational challenges associated with pumping small wastewater flows over long distances. These challenges include the buildup of gases that can cause odor complaints and corrosion of existing infrastructure, as well as the settling of solids that cannot be remobilized, requiring frequent cleaning of the pipe.

Option 2: Construct a new small-diameter force main from Hobe Sound Beach to the SMRU connection point inside the unused reclaimed water pipe

Option 2 includes installing an on-site pump station and new force main, sized to accommodate flows from the proposed beach facilities, from the beach to the nearest available SMRU sewer connection point within the unused 8-inch reclaimed water pipe.

Using the unused 8-inch reclaimed water pipe as a carrier pipe for the small-diameter force main would reduce the upfront capital costs; however, the operational challenges outlined in Option 1 would remain. Additionally, using the unused pipe as a carrier pipe could potentially jeopardize the integrity of pipe for future use for reclaimed water or as a force main (though no project is currently projected to use the pipe for reclaimed water or as a force main in the near or long term planning period).

Option 3: Construct a new onsite treatment and disposal with future connection to public sewer

Because of the operational challenges associated with Options 1 and 2, a third option for providing sewer service to the Hobe Sound Beach is to construct a new onsite treatment and disposal system (septic system) that meets current state and local

requirements and is permitted through the Department of Health as part of the proposed beach improvements.

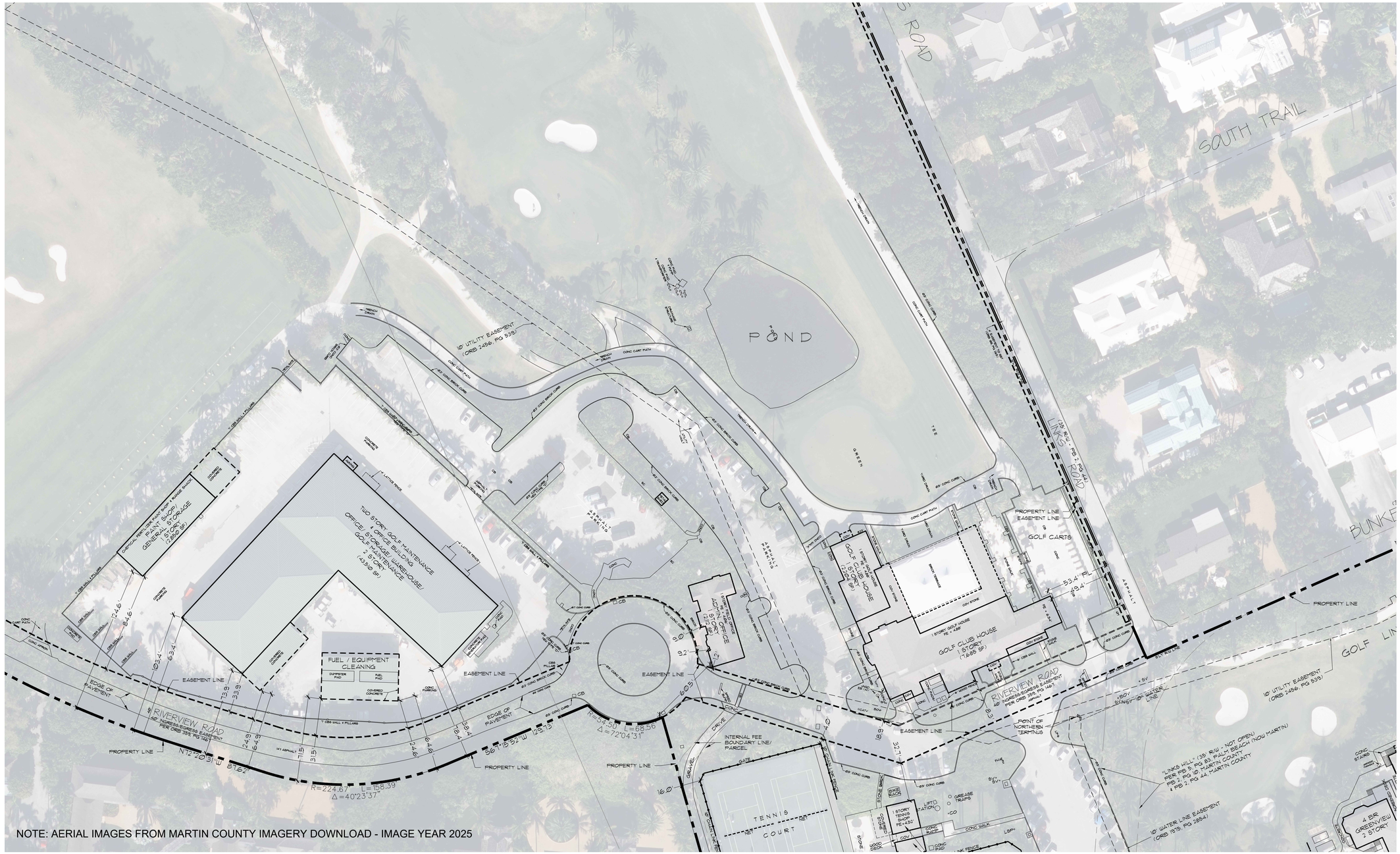
The footprint of a new septic system is larger than that of the grinder pump station needed for connection to public sewer or the existing septic system. This larger footprint could provide challenges to the proposed site plan and grading for the project.

Note: Other options considered and rejected as not operationally or financially feasible. These include the constructing a master lift station capable of serving portions of Jupiter Island and using the unused 8-inch pipe as a force main were considered but not presented because they are not feasible from a technical standpoint (use of existing pipe as a force main) or from financial and timing perspectives (master lift station).

Recommendation

The goal of connecting the proposed Hobe Sound Beach facilities to public sewer aligns with the County's septic-to-sewer priority and may provide environmental benefits to Jupiter Island. However, due to the distance from existing SMRU sewer facilities and the operational challenges associated with conveying relatively small wastewater flows over a long distance, serving Hobe Sound Beach with public sewer is not currently feasible. As result, Option 3 is the recommended option for providing sewer service for the proposed Hobe Sound Beach facilities. Additionally, the following specific recommendations are offered:

1) Wastewater from the proposed Hobe Sound Beach facilities be treated and disposed by the MCBOCC through a new on-site treatment and disposal system constructed in accordance with current state and local requirements and permitted through the Department of Health.
2) A condition should be included with the building permit, or through other appropriate means, requiring the Hobe Sound Beach facilities connect to the SMRU sewer system in accordance with current statutory requirements within 6 months from notification by SMRU of the availability of public sewer (gravity or force main) within 500 feet.
3) Reasonable provisions should be incorporated into the current project to facilitate future connection to the SMRU sewer system (e.g., installation of a properly sized pipe between septic system and right-of-way).



NOTE: AERIAL IMAGES FROM MARTIN COUNTY IMAGERY DOWNLOAD - IMAGE YEAR 2025

NORTH
SCALE: 1" = 40'-0"
0' 20' 40' 80'

CALL 48 HOURS BEFORE YOU DIG IN FLORIDA
1-800-432-4770
IT'S THE LAW!
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

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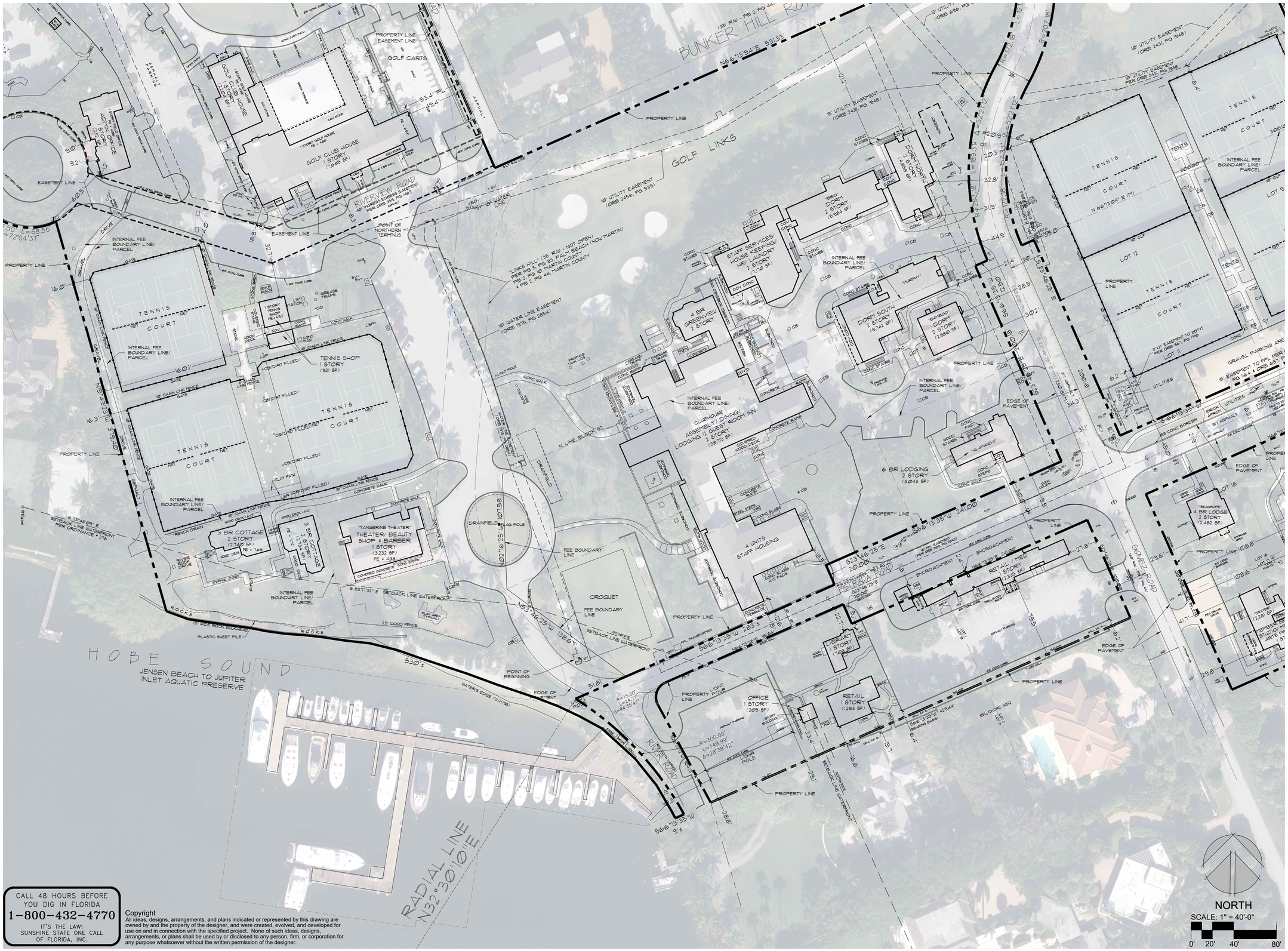
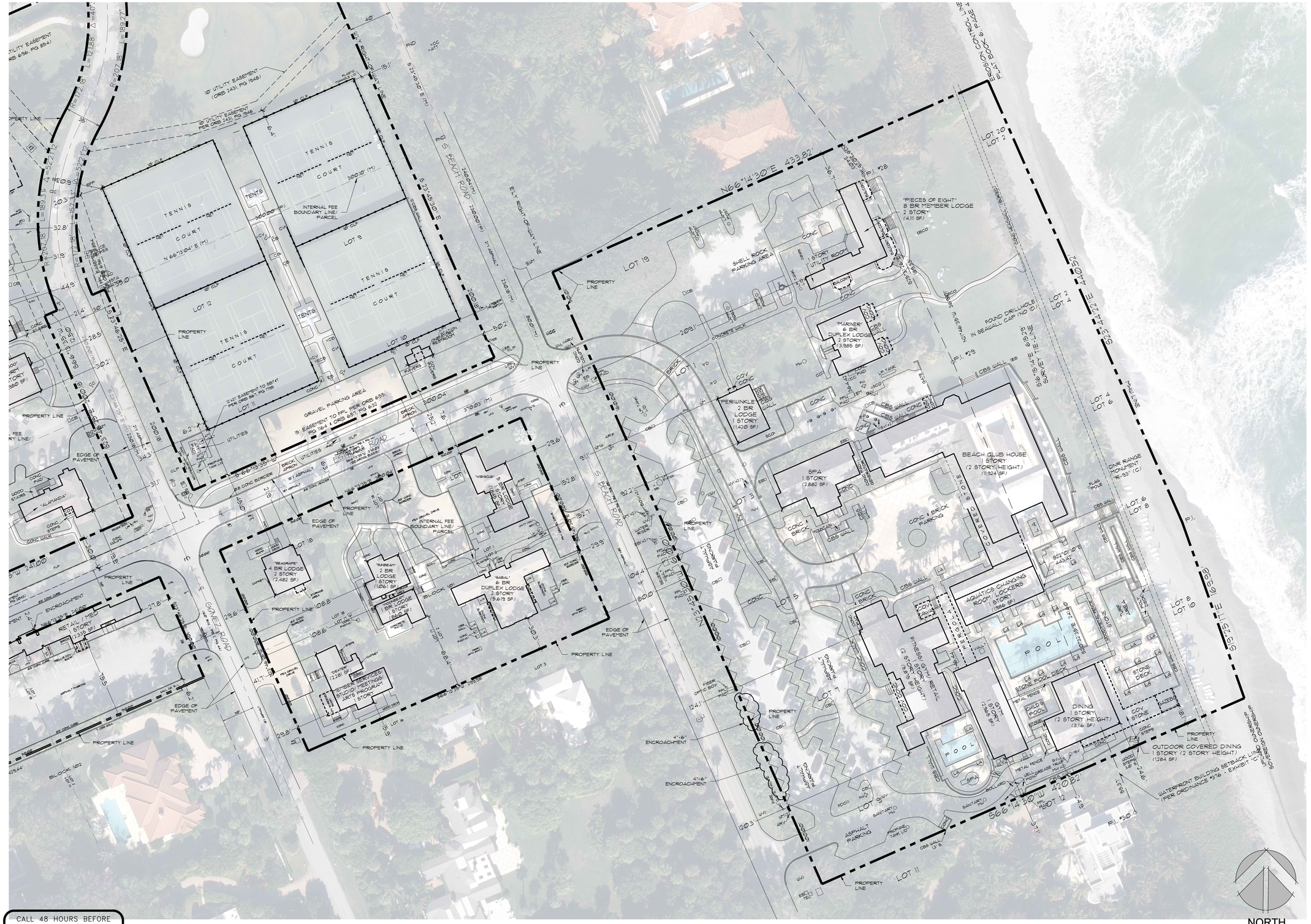
McCarty & Associates
LAND PLANNING AND DESIGN
STUART • FT. PIERCE
772.341.9322
www.McCartyLandPlanning.com
Mike@McCartyLandPlanning.com

Jupiter Island Club
Jupiter Island, Florida
Site Plan

Drawn By	DMS
Checked By	MM
Scale	1"=40'-0"
Drawing Date	11-6-25
	4-17-26
	4-28-26

S-1


BUNKER HILL ROAD
GOLF LINKS
RIVERVIEW ROAD
"LINKS HILL" 33' R/W - NOT OPEN PER PB 5 PG 83 PALM BEACH (NOW MARTIN) PER P.B. 10 PG 83 PALM BEACH COUNTY PER P.B. 2 PG 44 MARTIN COUNTY
PROPERTY LINE
EASEMENT LINE
INTERNAL FEE BOUNDARY LINE/ PARCEL
GOLF CLUB HOUSE 1 STORY (7,689 SF)
GOLF CART PATH
GOLF CARTS
ASPHALT PARKING
ADMINISTRATIVE OFFICE 1 STORY (1,200 SF)
TENNIS COURT
TENNIS SHOP 1 STORY (921 SF)
1 STORY TENNIS SHOP (NOT IN USE) FF=14.51
BIKE RACKS
GREASE TRAPS
CONC WALK
CONC PAD
CB (DIRT FILLED)
CLAY PATH
CHAIN LINK FENCE
GATE
CONCRETE WALK
WOOD DECK (AC)
3 BR COTTAGE 2 STORY (2,749 SF) FE = 7.64
2 BR COTTAGE 1 STORY (1,200 SF) FE = 7.53
"TANGERINE THEATER" THEATER/ BEAUTY SHOP & BARBER 1 STORY (3,232 SF) FE = 4.38
COVERED CONCRETE - CONC STEPS
INTERNAL FEE BOUNDARY LINE/ PARCEL
TRENCH DRAIN
STEPPING STONES
WOOD DECK
ROCKS
15' SIDE ROCK BULKHEAD
PLASTIC SHEET PILE
PLAY AREA (TYP.)
25' WOOD FENCE
8' CHAIN LINK FENCE
10' UTILITY EASEMENT (ORB 2456, PG 933)
10' WATER LINE EASEMENT (ORB 1515, PG 2854)
POINT OF NORTHERN TERMINUS
POINT OF BEGINNING
EDGE OF EASEMENT
WATER'S EDGE (2.71'NGVD)
HOBE SOUND
JENSEN BEACH TO JUPITER INLET AQUATIC PRESERVE
RADIAL LINE N32°30'10"E
N66°13'54"E 5133'
N66°13'35"W 2400'
N23°46'25"E 2000'
S23°46'25"W 2000'
N66°13'35"E 2831'
S66°13'35"W 2831'
N23°46'25"E 1286'
S66°13'35"W 1283'
S66°13'35"W 473.44'
N66°13'04"E (M)
S66°13'35"W 2400'
S66°13'35"W 91'±
N23°46'25"E (31.40' MEASURED) (NEW ORB 3855 PG 2643)
S23°46'25"E 2000'
N66°13'35"E 2400'
N23°46'25"E 2000'
S66°13'35"W 2400'
N66°13'35"E 2400'
S66°13'35"W 2400'
N23°46'25"E 2000'
S23°46'25"W 2000


TENNIS COURT
LOT 12
LOT 11
LOT 9
LOT 10
LOT 18
LOT 19
LOT 20
LOT 2
LOT 4
LOT 6
LOT 8
LOT 10
LOT 12
LOT 3
LOT 1
LOT 11
PROPERTY LINE
10' UTILITY EASEMENT (ORB 2431, PG 1948)
INTERNAL FEE BOUNDARY LINE/ PARCEL
TENTS
GRAVEL PARKING AREA
15' EASEMENT TO FPL PER ORB 695, PG 164 & ORB 681, PG 632
20' EASEMENT TO AT&T PER ORB 861, PG 1788
N 5 PEACH ROAD
GOMEZ ROAD
PEANUT ISLAND DRIVE
HIBISCUS DRIVE
EDGE OF PAVEMENT
ASPHALT PAVING
CONC SIDEWALK
CONC STEPS
BRICK PAVERS
CONC PAD
UTILITIES
"SEAGRAPE" 4 BR LODGE 2 STORY (2,482 SF)
"SUNBEAM" 2 BR LODGE 1 STORY (1,026 SF)
"BABAL" 6 BR DUPLEX LODGE 2 STORY (5,613 SF)
"SEAGRAPE" 2 BR LODGE 1 STORY (868 SF)
RETAIL / MED 1 STORY (2,336 SF)
TENNIS COURT BUILDING (228 SF)
"MEMBERS ONLY" MEETINGS/ STUDIO/ ARTS BUILDING 2 STORY
"PIECES OF EIGHT" 8 BR MEMBER LODGE 2 STORY (4,111 SF)
"MARINER" 6 BR DUPLEX LODGE 2 STORY (3,985 SF)
"PERIWINKLE" 2 BR LODGE 1 STORY (1,420 SF)
SHELL ROCK PARKING AREA
1 STORY UTILITY ROOM
BALCONY
CONCRETE SLAB
FOUND DRILL HOLE IN SEAWALL CAP (NO ID)
COQUINA SEAWALL
CBS WALL
COV CONC
BEACH CLUB HOUSE 1 STORY (2 STORY HEIGHT) (11,924 SF)
SPA 1 STORY (2,882 SF)
CONC & BRICK PARKING
CONC & BRICK
AQUATICS CHANGING ROOMS / LOCKERS 1 STORY (1,886 SF)
FITNESS / GIFT / RETAIL (2 STORY HEIGHT) (9,915 SF)
POOL
CHILD'S POOL
SPA
STONE POOL DECK
METAL FENCE
DINING 1 STORY (2 STORY HEIGHT) (3,176 SF)
STONE DECK
COV STONE
OUTDOOR COVERED DINING 1 STORY (2 STORY HEIGHT) (1,284 SF)
WELL
GREASE TRAP
SANITARY MH
FDCO
FHC
ASPHALT PARKING
PROPANE TANK
DNR RANGE MONUMENT NR-33 (C)
MHW LINE
EDGE OF WATER
SCREEN ENCLOSURE
WATERFRONT BUILDING SETBACK LINE (PER ORDINANCE #16 - EXHIBIT C)
N66°14'30"E 433.82'
S66°14'30"W 420.82'
S23°45'30"E (M)
N23°45'30"W (M)
S23°45'30"E 2160.47' (M)
N23°45'30"W 2160.47' (M)
S23°45'30"E 2160.47'
N23°45'30"W 2160.47'

NORTH
SCALE: 1" = 40'-0"
0' 20' 40' 80'

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Jupiter Island Club
Jupiter Island, Florida
Site Plan

Drawn By	DMS
Checked By	MM
Scale	1"=40'-0"
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	4-17-26
	4-28-26

S-4

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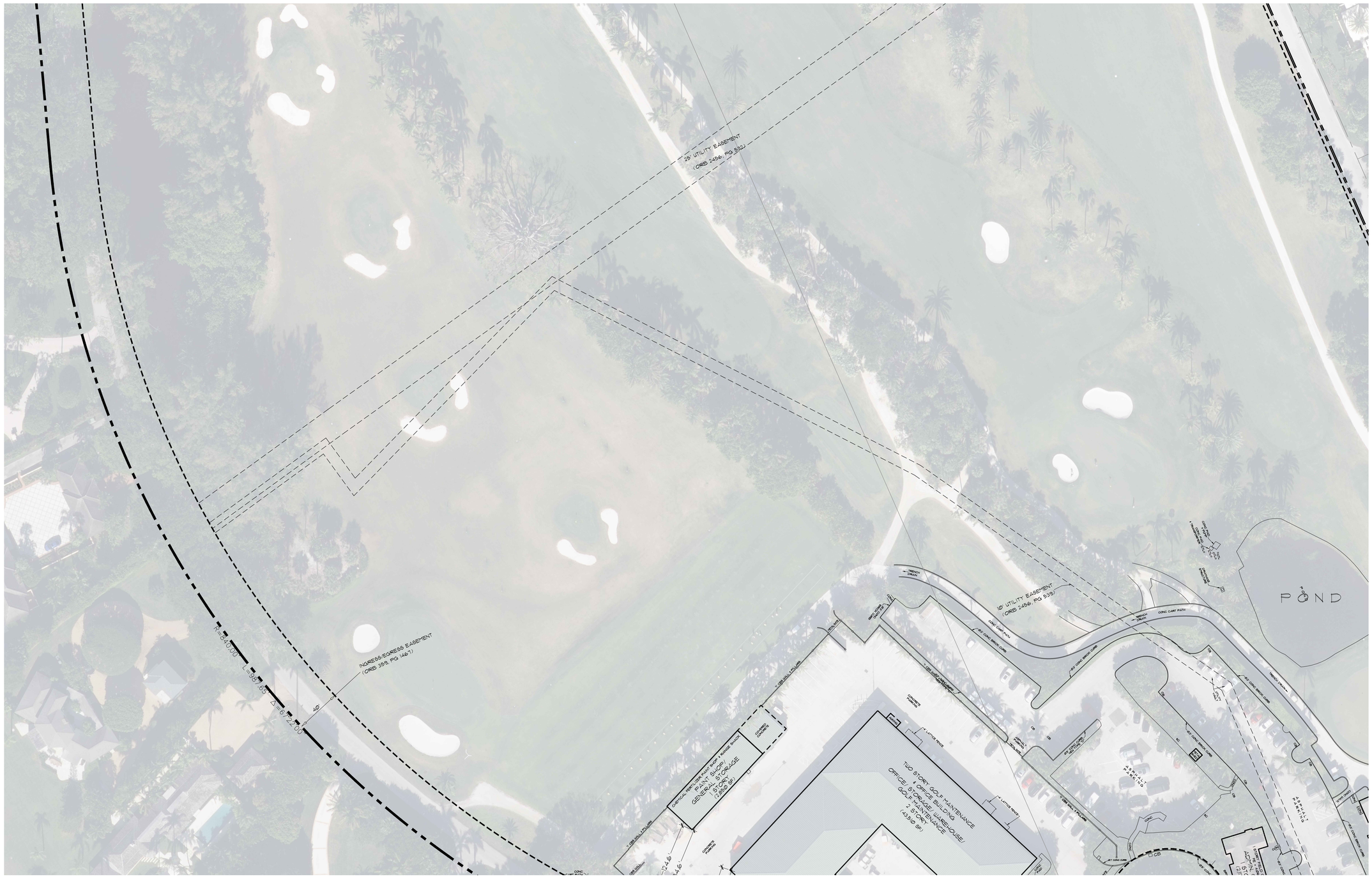
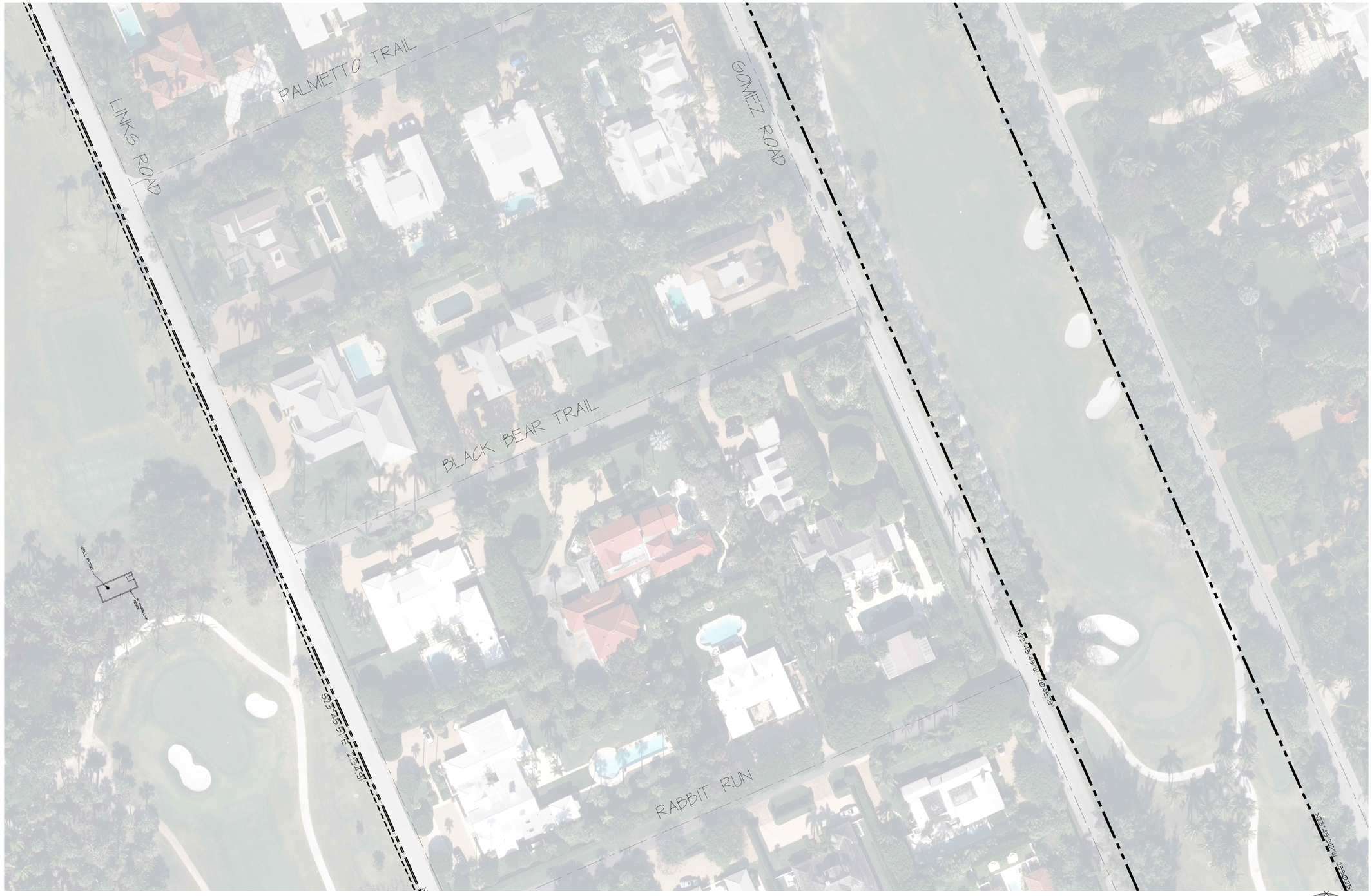
	4-28-26

S-5


25' UTILITY EASEMENT
(ORB 2456, PG 539)
INGRESS/EGRESS EASEMENT
(ORB 399, PG 1467)
TWO STORY GOLF MAINTENANCE
& OFFICE BUILDING
OFFICE STORAGE/WAREHOUSE/
GOLF CART MAINTENANCE
2 STORY
(43,916 SF)
CHEMICAL/FERTILIZER/PAINT SHOP/
PAINT SHOP/
GENERAL STORAGE
1 STORY
(7,850 SF)
POND
CONC CART PATH
ASPHALT PARKING
CONC
ADA
SIGN
TRENCH DRAIN
CATCH BASIN
CONC DRIVE
CONC WALK
CONC CURB
CONC FLUME
LATTICE FENCE
CHAIN LINK FENCE
CONC FLUME
CONC WALK
CONC CURB
CONC DRIVE
CONC WALK
CONC CURB
CONC CART PATH
CONC CURB
CONC CART PATH
CONC CURB
CONC CART PATH



NORTH
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Jupiter Island Club
Jupiter Island, Florida
Site Plan

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	4-17-26
	4-28-26

S-7

NORTH

SCALE: 1" = 40'-0"

0' 20' 40' 80'

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Jupiter Island, Florida

Site Plan

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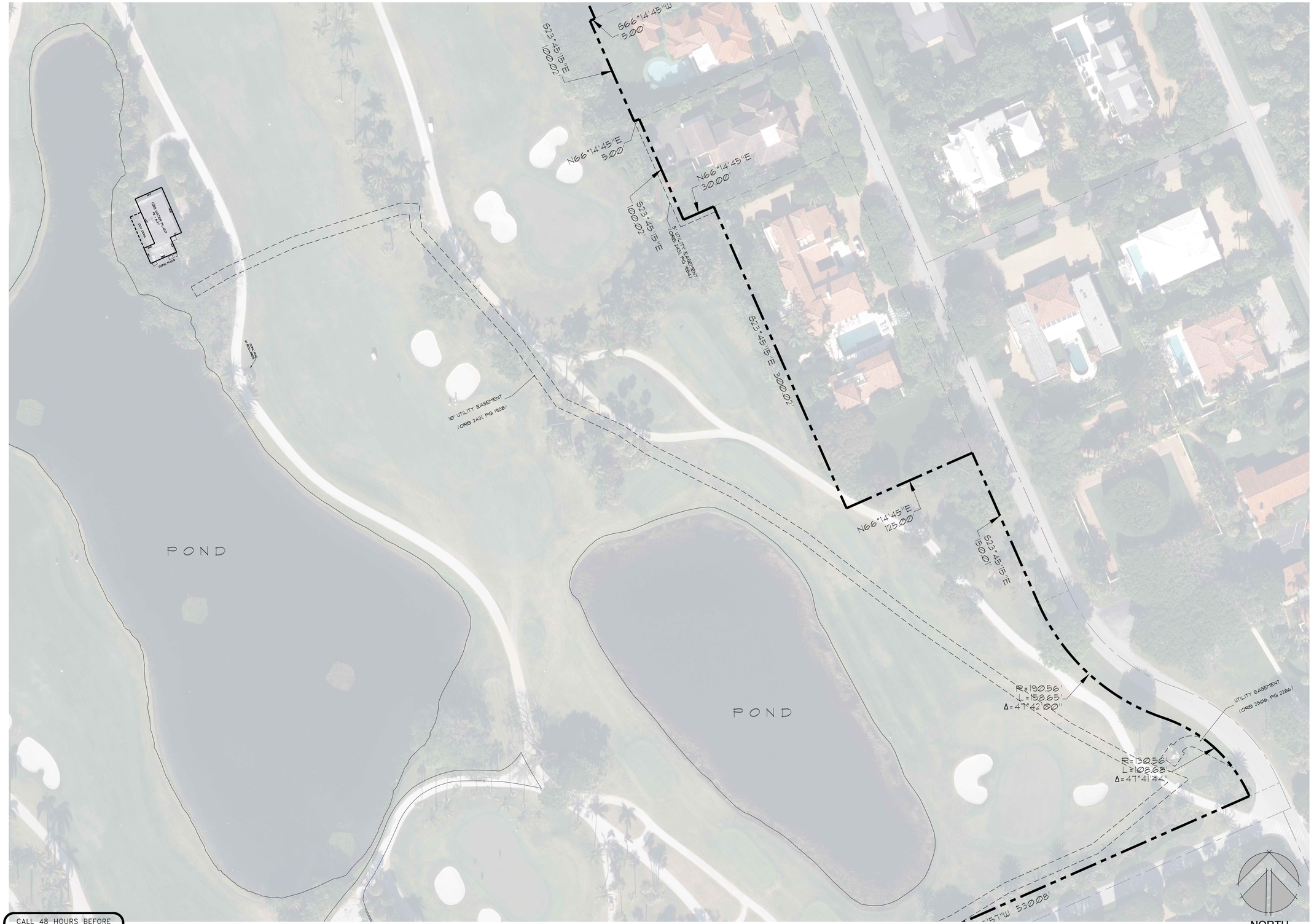
	4-28-26

S-10



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Jupiter Island Club

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Site Plan

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	4-17-26
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Site Plan

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S-13

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Site Plan

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	4-17-26
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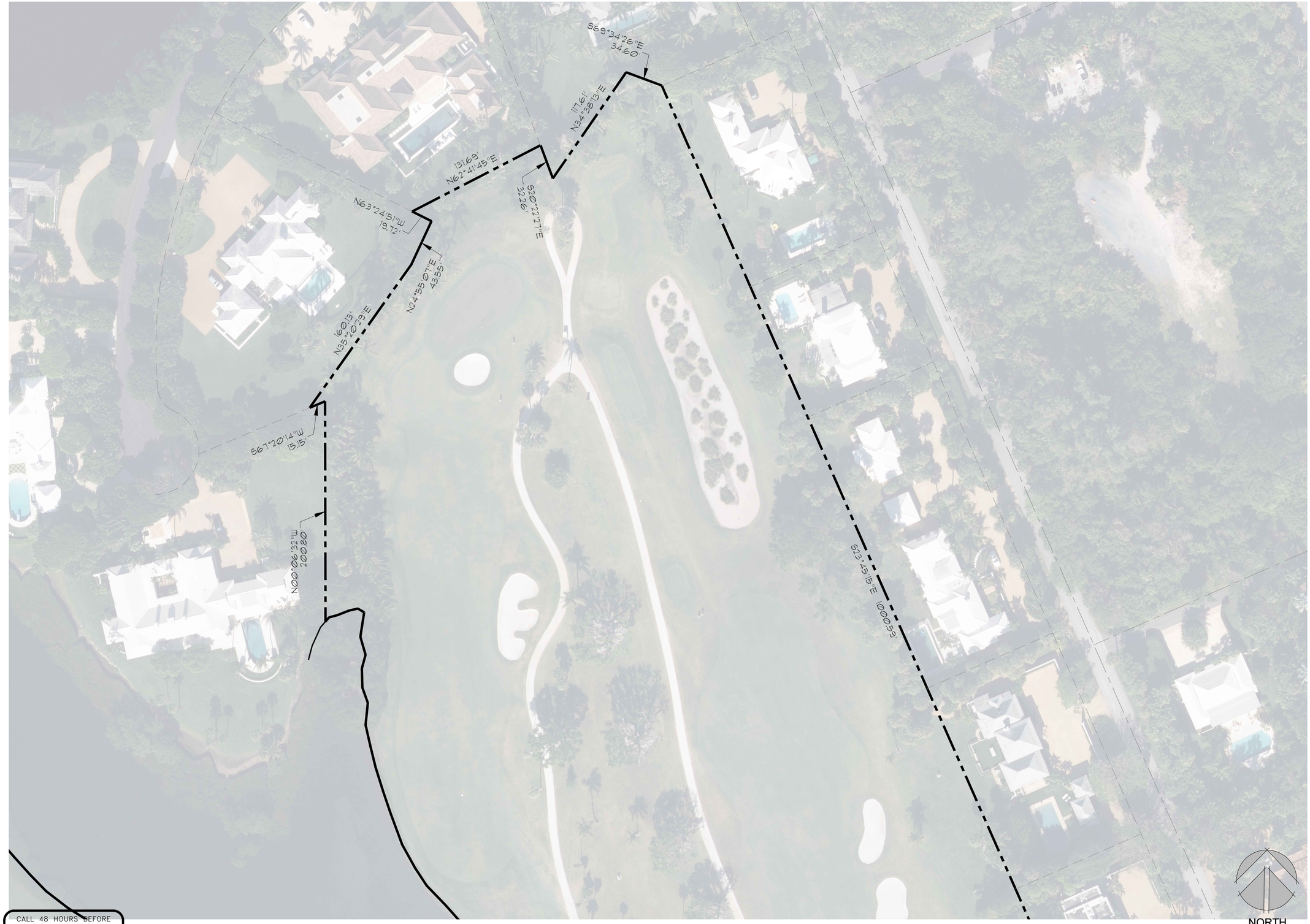
S-14



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Jupiter Island Club

Jupiter Island, Florida

Site Plan

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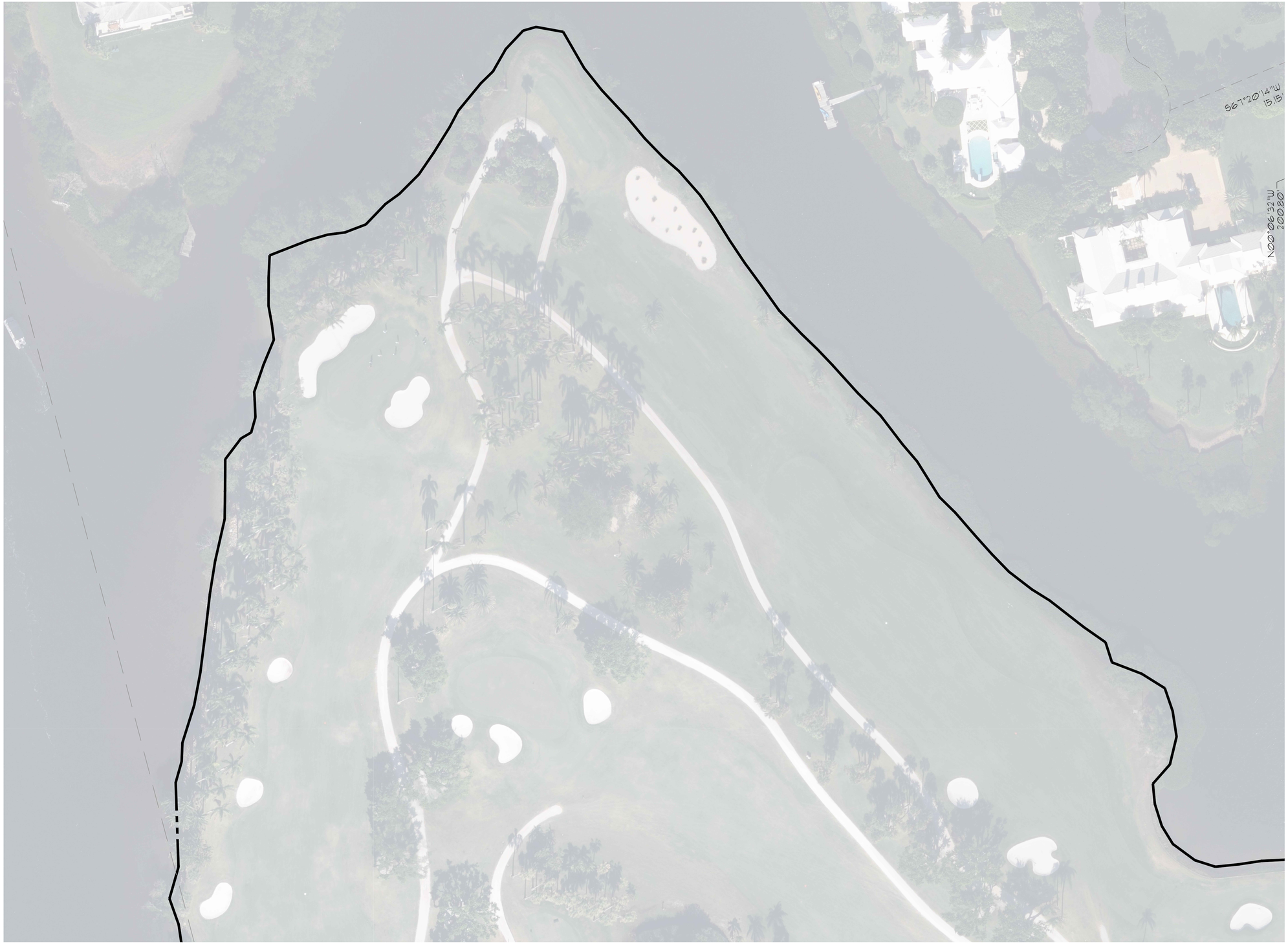
S-15



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Jupiter Island Club

Jupiter Island, Florida

Site Plan

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	4-28-26

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NORTH
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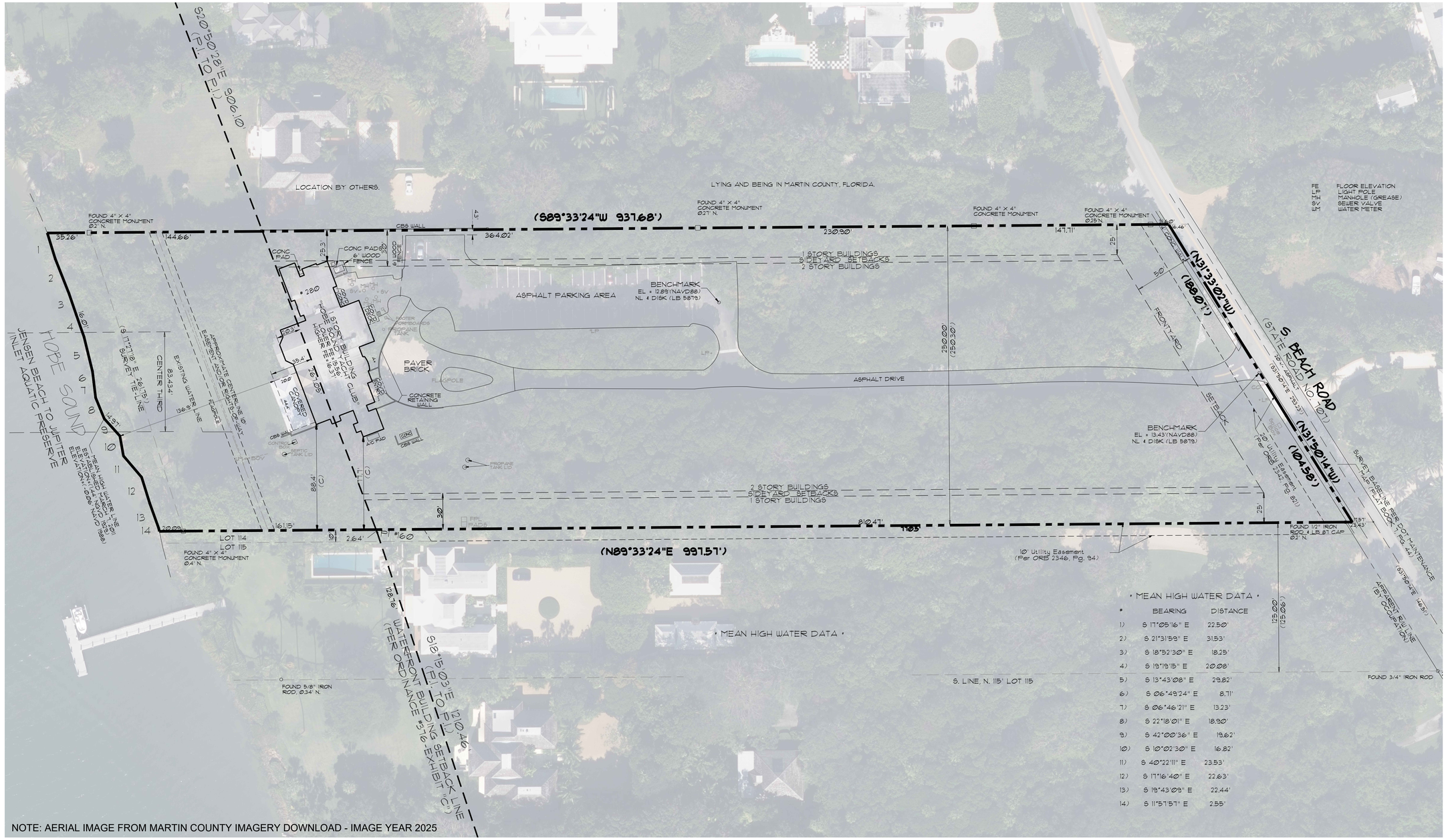
0' 20' 40' 80'



NOTE: AERIAL IMAGE FROM MARTIN COUNTY IMAGERY DOWNLOAD - IMAGE YEAR 2025

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SCALE: 1" = 40'-0"
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Hobe Sound Yacht Club

Jupiter Island, Florida

Site Plan

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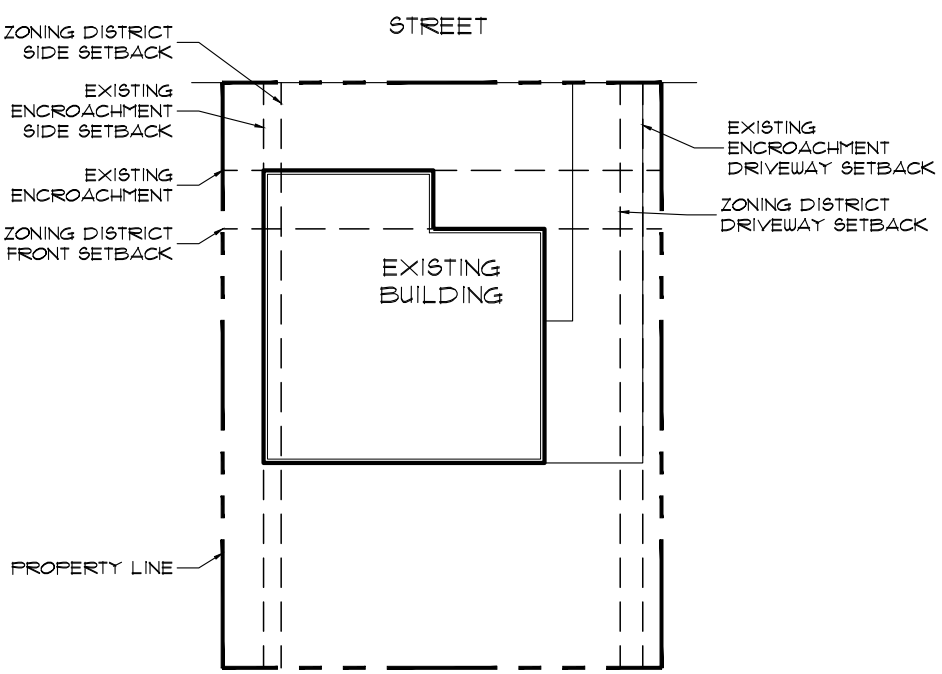
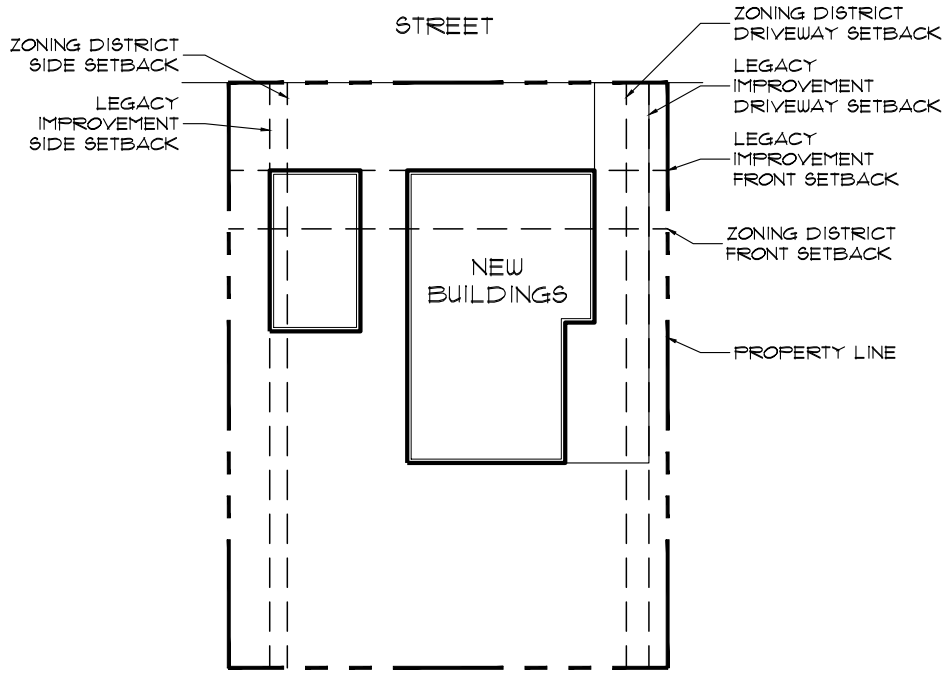
Scale 1"=40'-0"
Drawing Date 4-28-26

S-1

ILLUSTRATION 22
LEGACY IMPROVEMENTS



EXISTING LEGACY IMPROVEMENT



PROPOSED LEGACY IMPROVEMENT

Town of Jupiter Island

Text Amendment Application

PROPERTY OWNER, as shown in the official County Records (please attach current tax bill & deed)

Name: Jupiter Island Holdings, Inc. a DE corporation & Jupiter Island Club, Inc. a FL not-for-profit corporation

Mailing Address: 1 SE Estrada Road
Street Address

Hobe Sound (City) FL (State) 33455 (Zip)

Phone #: _____ Fax #: _____

AGENT (If Applicable, notarized power of attorney must be attached)

Name: Philippe Jeck, Esq. of Jeck Harris

Mailing Address: 790 Juno Ocean Walk, Suite 600
Street Address

Juno Beach (City) FL (State) 33408-1121 (Zip)

Phone #: 561-713-2088 Fax #: 561-713-2088

DESCRIPTION OF PROPERTY:

Street Address: 1 SE Estrada Road, Jupiter Island, FL 33455

Tax Parcel Number: 35-38-42-009-131-00700-5 Zoning: RCD Recreation Club District

Legal/General Description See enclosed Title Search Report for Legal Description

Attach separate piece of paper if necessary

EXPLANATION OF TEXT AMENDMENT (describe what you are trying to accomplish):

I have made this request in order to: revise the LDRs to provide more relevant zoning provisions applicable to the Recreation Club District, including (i) defining golf course architecture in Section 1.00 of the LDR; (ii) including marina facilities in the permitted uses in Section 9.00.C.4 of the LDR; (iii) modifying the Property's required front and rear yards in Section 9.02.C of the LDR; (iv) providing legacy development standards in Section 9.02.E of the LDR; (v) exempting the RCD from Town pond standards in Section 3.20.R of the LDR; and (iv) providing limited exception to Town's restricted equipment and noise ordinance in Section 9-62 of the Code of Ordinances.

Information as contained within the attached checklist MUST be provided and accepted by the required by the administrative official or as attached by the applicant constitutes a part of this application.

I hereby certify that I am the owner of property involved in the above described text amendment or appeal of an administrative decision and that the information set forth is true and correct.

BY: Philippe Jeck, Esq., attorney-in-fact for Jupiter Island Holdings, Inc.
Print name

Philippe Jeck

Signature of Owner or Agent—**REQUIRED**

< BACK TO SEARCH

Basic Info

PIN	AIN	Situs Address	Website Updated
35-38-42-009-131-00700-5	57816	1 SE ESTRADA RD JUPITER ISLAND FL	5/3/26

General Information

CHANGE MAILING ADDRESS SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners
JUPITER ISLAND HOLDINGS INC

Mailing Address
1 SE ESTRADA RD
HOBE SOUND FL 33455

Tax District
JUPITER ISLAND

Parcel ID
35-38-42-009-131-00700-5

Account Number
57816

Property Address
1 SE ESTRADA RD JUPITER ISLAND FL

Legal Description
GOLF COURSE & TENNIS CLUB & OTHER - JUPI...

Use Code/Property Class
1200 - 1200 Mixed use/store/office

Neighborhood

Legal Acres
129.25

Ag Use Size (Acre\Sq Ft)
N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2025	$ 7,948,880	$ 18,714,270	$ 26,663,150	$ 0	$ 26,663,150	$ 0	$ 26,663,150

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date
1/1/01

Sale Price
$ 0

Grantor (Seller)
SELLER - see file for name

Deed Type
N/A

Doc Num
N/A

Book & Page

HONORABLE
RUTH PIETRUSZEWSKI, CFC

MARTIN COUNTY TAX COLLECTOR
3485 SE WILLOUGHBY BLVD
STUART, FL 34994

Property Address 1 SE ESTRADA RD
Legal Description GOLF COURSE & TENNIS CLUB & OTHER - JUPITER ISLAND-BEING MORE PARTICULARLY DESCRIBED IN DEED BOOK 10
See Additional Legal on Tax Roll

REAL ESTATE

MARTIN COUNTY
2025 Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

JUPITER ISLAND HOLDINGS INC
1 SE ESTRADA RD
HOBE SOUND, FL 33455

PARCEL ID: **35-38-42-009-131-00700.50000**
ALTERNATE ID: **57816**
ESCROW CODE:

SCAN TO VIEW YOUR BILL ONLINE!

If Paid By	Nov 30, 2025			
Please Pay	$418,568.81	Paid	$418,568.81	12/03/2025

Ad Valorem Assessments

Taxing Authority	Telephone	Millage	Assessed Value	Exemption	Taxable Value	Tax Amount
JUPITER ISLAND-AD VAL-OP	772-545-0100	2.8259	26,663,150	0	26,663,150	75,347.40
JUPITER ISLAND-EROSION	772-545-0100	0.9593	26,663,150	0	26,663,150	25,577.96
JUPITER ISL-DEBT SERVICE	772-545-0100	0.2100	26,663,150	0	26,663,150	5,599.26
SCHOOL-GENERAL FUND	772-219-1200 ext 30273	3.0540	26,663,150	0	26,663,150	81,429.26
SCHOOL CAPITAL OUTLAY	772-219-1200 ext 30273	0.9500	26,663,150	0	26,663,150	25,329.99
SCHOOL - DISCRETIONARY	772-219-1200 ext 30273	0.7480	26,663,150	0	26,663,150	19,944.04
SCHOOL ADDTNL VOTER MIL	772-219-1200 ext 30273	0.4250	26,663,150	0	26,663,150	11,331.84
CHILDRENS SERVICES ORDNCS	772-288-5758	0.3618	26,663,150	0	26,663,150	9,646.73
FL-INLAND NAVIGATION DIST	561-627-3386	0.0270	26,663,150	0	26,663,150	719.91
S. FLA WTR MGMT	561-686-8800	0.2301	26,663,150	0	26,663,150	6,135.20
COUNTY-GENERAL FUND-OP	772-463-2868	6.5614	26,663,150	0	26,663,150	174,947.59
MILLAGE CODE 4300	TOTAL MILLAGE	16.3525		TOTAL AD VALOREM TAXES		$436,009.18

Exemptions

Non Ad Valorem Assessments

Levying Authority	Telephone	Rate ($ per unit)	Tax Amount
TOTAL NON AD VALOREM TAXES			$0.00
TOTAL			$436,009.18

*SEE REVERSE SIDE FOR INSTRUCTIONS PLEASE DETACH AND RETURN BOTTOM PORTION WITH YOUR PAYMENT
OR PAY CURRENT TAXES ONLINE AT HTTP://MARTINTAXCOLLECTOR.COM

2025

Make checks payable to: Ruth Pietruszewski, Tax Collector
Mail payments to: 3485 SE Willoughby Blvd Stuart, FL 34994 (772) 288-5600

*CANADIAN CHECKS MUST BE PAYABLE IN U.S. FUNDS & DRAWN ON A U.S. BANK **DO NOT SEND CASH***

Please check one box. Current taxes are processed by the month they are postmarked. Delinquent taxes are processed by the date they are received.

☐ Nov 30, 2025 $418,568.81

Paid By **On File**

Paid $418,568.81 12/03/2025

TAXES BECOME DELINQUENT APRIL 1 - ADD 3% PLUS FEES

PARCEL ID: **35-38-42-009-131-00700.50000**
ALTERNATE ID: **57816** ESCROW CODE:

JUPITER ISLAND HOLDINGS INC
1 SE ESTRADA RD
HOBE SOUND, FL 33455

Notice: If taxes on your property are not paid in full, a tax certificate will be sold for the delinquent taxes.

1+57816+2025

NOW, THEREFORE, THIS INDENTURE WITNESSETH: that the said Special Master, in order to make and effect said sale, as aforesaid, in pursuance to the said Decree of the said Court in Chancery, in consideration of the sum of Three Hundred Dollars ($300.00), paid at the execution hereof, by the said party of the second part, to the said Special Master, the receipt whereof is hereby acknowledged, has granted, bargained and sold, aliened, released, conveyed and confirmed, and by these presents, does grant, bargain and sell, alien, release, convey and confirm unto the said party of the second part, her heirs and assigns forever, the following described property, lying and being in Martin County, Florida, to-wit:

North (N½) half, of Lot Sixteen (16) Gomez Grant, West of Indian River, Township South 38-39, Range East 41-42.

TO HAVE AND TO HOLD all and singular the premises above described and hereby granted and conveyed or intended so to be, with the appurtenances thereunto belonging, unto the said party of the second part, her heirs and assigns forever.

IN WITNESS WHEREOF, said Special Master in Chancery has hereunto set his hand and seal the date first above written.

Signed, sealed and delivered in the presence of: E. J. Smith, Jr (SEAL)

Ruby Herdti

W. H. Mauldin.

(30¢ State Doc. Stamps affixed)
(55¢ Federal Doc. Stamp affixed)

STATE OF FLORIDA

COUNTY OF MARTIN

I hereby certify, that on this 13 day of August, A D 1932, before me personally appeared E J Smith, Jr., Special Master in Chancery, and known to me to be the person in and who executed the foregoing Special Master's Deed, and he acknowledged before me that he executed the same, and the said execution thereof, as such officer, the same being his free act, for the uses and purposes therein set forth.

WITNESS my hand and official seal the date afc. said.

(Notarial Seal) Ruby Herdti
Notary Public, State of Florida at Large
My Commission Expires Nov. 4, 1934

Filed and recorded this 29th day of November, 1932 at 3:22 P. M.

(Circuit Court Seal) J. R. Pomeroy, Clerk Circuit Court, Martin County, Florida.

Record Verified

File No. 14179 Master's Deed

THIS INDENTURE, Made the 6th day of December, 1932, between T.T.Oughterson, as Special Master in Chancery, of the first part, and The Hobe Sound Company, a Florida corporation, having its principal place of business in West Palm Beach, Florida, whose permanent post office address is Box 2346, West Palm Beach, Florida, of the second part:

WHEREAS, the Circuit Court of the Twenty-first Judicial Circuit of the State of Florida, in and for Martin County, in Chancery, on the 15th day of October, 1932, among other things ordered, adjudged and decreed, in a certain cause then pending in said Court, between Mary Duke Biddle, Plaintiff, and Olympia Development Corporation, a Florida corporation, and Olympia Improvement Corporation, a Florida corporation, Defendants, that the mortgaged premises mentioned in said decree, and hereinafter particularly described, be sold by said Master, at public auction, the said Master first giving twenty-one days notice of the time and place of sale, in a newspaper published in Palm Beach County, in the said State, to-wit, the Stuart Daily News, Inc.

AND WHEREAS, the said Special Master, T.T. Oughterson, and party of the first part to these presents, in pursuance of the said order and decree of the said Court in Chancery, did, on

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the 7th day of November, 1932, sell at public auction the said mortgaged premises, hereinafter particularly described, having first given previous notice of the time and place of sale, with a description of the said premises, agreeable to the order aforesaid; at which sale the said mortgaged premises, hereinafter particularly described, were sold to the said party of the second part for the sum of Twenty Thousand Dollars ($20,000.00), that being the highest sum bidden for the same.

NOW, THEREFORE, THIS INDENTURE WITNESSETH: That the said Special Master, in order to carry into effect the said sale so made as aforesaid, in pursuance of the said decree of the said Court of Chancery, in consideration of the premises, and of the said sum of Twenty Thousand Dollars ($20,000.00) paid at the time of the execution hereof, by the said party of the second part to the said Special Master, the receipt whereof he does hereby acknowledge, has granted, bargained and sold, aliened, released, conveyed and confirmed, and by these presents does grant, bargain, and sell, alien, release, convey and confirm unto the said party of the second part and to its successors and assigns forever, the certain parcel of land in the County of Martin, State of Florida, described as follows:

(Tract 1) Being all that part of Jupiter Island Palm Beach County, Florida, in Township 39 South, Range 42 East, lying between the south line of the subdivision of Jupiter Island known as "Bon Air Beach" as recorded in Plat Book 9, Page 2, of the Public Records of Palm Beach County, Florida, and the north line of Lot 102 of the subdivision of Jupiter Island as recorded in Plat Book 1, Page 80, of the Public Records of Palm Beach County, Florida, and more particularly described as follows:

Beginning at the intersection of the south line of the subdivision of Bon Air Beach, as recorded in Plat Book 9, Page 2, of the public records of Palm Beach County, Florida, with the high water line of the Atlantic Ocean; run thence west along the south line of the said Bon Air Beach to its westerly extremity; thence in prolongation of the said south line of Bon Air Beach, which line bears south 66 degrees west, to the waters edge of the Indian River; thence in a southerly direction meandering the waters edge of the said Indian River to the intersection of the north line of Lot 102 of the subdivision of Jupiter Island, as recorded in Plat Book 1 page 80, of the public records of Palm Beach County, Florida, which line is marked by concrete monuments at the Indian River and the Atlantic Ocean numbered 102 on the south side and 101 on the north side, thence easterly along the said north line of Lot 102 to the high water line of the Atlantic Ocean; thence northerly along the high water line of the Atlantic Ocean to the point of beginning:- subject to the rights of way for the County Road running north and south through the entire length of the property hereby conveyed, said road being named Beach Road on the plats of the two subdivisions of portions of Jupiter Island recorded in the Public Records of Palm Beach County, Florida, in book 5 of plats pages 34 and 83 and also the various roads and trails shown on the plats of the subdivisions hereinabove referred to, also excepting therefrom the following lots or parcels of land lettered from (a) to (p) inclusive:

(a) Block 93- South 75 feet of lot 4. All of Lots 5, 6, 7, 8 and 9.

(b) Block 96- All of Lot 3.

(c) Block 99- All of Lots 13, 14, 15, 16, 17 and the North 75 feet of Lot 18.

(d) Block 100- All of Lots 1, 2, 3, 4, 5, 6, 15, 16, 17 and 18.

(e) Block 102- All.

(f) Block 103- All.

(g) Block 104- Lots 1, 2, 11 and 12.

(h) Block 105- Lots 1, 2, 3, 4, 5 and 6.

(i) Block 106- Lots 1 and 20.

All the above as per plats of portions of Jupiter Island recorded in the public records of Palm Beach County, Florida, in book 5 of plats, pages 34 and 83.

(j) Western five (5) acres of Lots 75 and 76 according to plat of Jupiter Island recorded in Plat Book 1, Page 80, Public Records of Palm Beach County, Florida.

(k) Commencing at that point of the Eastern boundary of the Beach Road on Jupiter Island where said Eastern boundary is intersected by the Northern boundary of Middle Trail as shown on the plat of a portion of Jupiter Island aforesaid as recorded in Book 5 of Plats, Page 83, Public Records of Palm Beach County, Florida. From said point of intersection run northerly along the Eastern boundary of the Beach Road a distance of three hundred (300) feet for point of beginning; from said point of beginning run easterly parallel to the Northern boundary of Middle Trail aforesaid to mean high water on the Atlantic Ocean Beach, said easterly running line being the Southern boundary of the property herein described.

Return to point of beginning and run thence northerly along the Eastern boundary of the Beach Road aforesaid two hundred and fifty (250) feet; run thence easterly and parallel to the Northern boundary of Middle Trail aforesaid to mean high water on the Atlantic Ocean Beach; run thence Southerly along the line of mean high water to the point where mean high water line intersects the Southern boundary line as hereinbefore described.

(l) Two boat house sites:-- Commencing on the East shore of the Indian River at a point twenty feet due north of the centre line of the ten inch water main laid by the Indian River Association under the Indian River, run thence easterly parallel to the aforesaid water main one hundred and ten feet, run thence northerly at right angles to the water main one hundred (100) feet, run thence westerly parallel to the water main one hundred and ten feet or more to the east shore of the Indian River, run thence southerly following the shore line to point of commencement.

(m) One boat house site:- Commence at a point on the East shore of the Indian River One hundred and twenty (120) feet north of the center line of the ten inch water main laid by The Indian River association, Limited, under the Indian River, run thence Easterly parallel to the aforesaid water main one hundred and ten (110) feet, run thence northerly at right angles to the water main fifty (50) feet; run thence westerly parallel to the water main one hundred and ten (110) feet or more or less to the East shore of the Indian River; run thence southerly following the shore line to point of commencement; said above described piece or parcel of land being a part of Lot Eighty five (85) Jupiter Island, as per plat recorded in the Public Records of Palm Beach County, Florida, in plat book 1, page 80.

(n) One boat house site:- Commence at a point on the East shore of the Indian River One hundred and Seventy (170) feet north of the centre line of the ten inch water main laid by The Indian River Association, Limited, under the Indian River; run thence easterly parallel to the aforesaid water main one hundred and ten (110) feet; run thence northerly at right angles to the water main Twenty (20) feet; run thence westerly parallel to the water main one hundred and ten (110) feet more or less to the east shore of the Indian River; run thence southerly following the shore line to point of commencement; said above described piece or parcel of land being a part of Lot Eighty-five (85) Jupiter Island as per plat recorded in the Public Records of Palm Beach County, Florida, in plat book 1, page 80.

(o) A triangular tract of land north of and adjoining the north line of Lot 102 of the subdivision of Jupiter Island as recorded in Plat Book 1, page 80 of the public records of Palm Beach County, Florida, said traingular tract of land being fifteen feet wide at the waters edge of the Indian River and forming the apex of the triangle at the high water line of the Atlantic Ocean.

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(Deeded by The Indian River Association, Limited, to Russell P. Yates by warranty deed dated February 19, 1917, and recorded in Deed Book 88, page 414.)

(p) Fractional lot 1 and all of lots 2, 3, 4 and 5 of an unrecorded plat surveyed by Wm. H. Roat more particularly described as follows:- Begin at the South line of Bon Air Beach as recorded in plat book 9, page 2, of the Public Records of Palm Beach County and the west line of the Ocean Road as now laid out and in use, run thence south along the west line of said ocean road one thousand and fifty feet for point of beginning, run thence easterly parallel to the south line of Bon Air Beach subdivision to the high water line of the Atlantic Ocean thence southerly meandering the high water line of the Atlantic Ocean 256.4 feet, thence westerly first along an easterly extension of the north line of the Bridge Rock Road and then along the north line of the Bridge Rock Road to the East shore of the Indian River; thence northerly meandering the east shore of the Indian River 190 feet more or less to a point south 66 degrees west of point of beginning, thence run north 66 degrees east to point of beginning, excepting from this description the Ocean Road.

(Tract 2) An island West of and adjoining Jupiter Island, said island being shown as Harbor Island on that plat of a subdivision of a part of said Jupiter Island recorded in the public records of Palm Beach County, Florida, in book 5 of plats, page 34.

The following described property on the Mainland:

(Tract 3) Lots 1, 2, 4, 79, 80, 81, 82, 83, 84, 85 and 86, Gomez Grant on the mainland as shown on the plat recorded in the Public Records of Palm Beach County, Florida, book 1 of plats page 80, and so much of the unplatted portion of said Grant as lies west of Third Avenue (as shown on that certain plat) and south of a westerly extension of Second Street and East of the Western margin of that lake or pond known locally as Lake Banner subject to all rights of way heretofore granted for the Dixie Highway and the Florida East Coast Railway Company, also less the three following pieces or portions of lots, lettered (a) to (c), inclusive:

(a) Part of Lot 1, Gomez Grant, described as follows: The North 100 feet of so much of the South 117 feet as lies West of the West line of the right of way of the County Road, measuring 104.8 feet on the County Road, and 193.6 feet on its South line. Also an additional 11 foot strip immediately north of the above and extending from the County Road on the East to the West line of said Lot 1, in consideration of which the grantee to the North 100 feet as set forth above surrenders to the County a strip 15 feet wide off his original 100 feet as well as off this additional 11 feet to widen the County Road.

(b) Part of Lot 2, Gomez Grant described as follows: A piece of land commencing at the Northwest corner of Lot 2, Gomez Grant, running thence easterly along the north line of Lot 2 one hundred (100) feet thence southeasterly parallel with the center line of the Florida East Coast Railroad Two Hundred (200) feet, thence westerly parallel with the North line of Lot 2 to the East boundary of the right of way for the Florida East Coast Railway Company, thence northwesterly along the said Eastern boundary line to where it intersected the west line of Lot 2, thence northerly in said west line of Lot 2 to point of beginning; recorded in deed book 15, page 296, public records of Palm Beach County, Florida.

(c) Part of Lot 79 Gomez Grant described as follows: Commencing on the Western side of the right of way of the main county road, said Western side being 95 feet west of and parallel to the center line of the main track of the Florida East Coast Railroad at a point where a line drawn parallel to and 30 feet south of the center line of Second Street, as shown on the plat recorded in Book 1, Page 80, Palm Beach County Records, intersects the western side of the right of way of the main county road aforesaid. From this point of intersection run Westerly parallel to Second Street 175 feet thence southerly parallel to the County Road 107½ feet, thence easterly parallel to Second Street 175 feet to the Western side of the right of way of the County Road, thence northerly along said western side of right of way 107½ feet to point of beginning.

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And also, all of Lot 1, Section 26, subject to rights of way for the Dixie Highway and the Florida East Coast Railroad; so much of Lot 2, Section 26 as lies east of the Florida East Coast Railway and north of a line parallel to and 510 feet north of the south line of lot 2 aforesaid; also part of lot 2 aforesaid lying west of the railroad and described as follows: Commence on the west side of the Dixie Highway where it intersects the north line of lot 2 aforesaid, run thence west along the north line of lot 2 to the northwest corner of said lot 2, thence run southerly along the west line of lot 2 aforesaid 13 chains, thence run easterly, parallel to the north line of Lot 2, 5 chains, thence run northerly, parallel to the west line of lot 2, 3 chains, thence run easterly parallel to the north line of Lot Two to the western boundary of the Dixie Highway and thence run north westerly along the west boundary of the Dixie Highway to the point of beginning. Also the South 40 acres of Lot 1, Section 27, and all of Lot 2, Section 27, and the NW¼ of the SE¼ of Sec. 27, all of the above being in Township 39 South, Range 42 East, subject to the rights of way for the railroad, Dixie Highway and the various roads and streets less the undermentioned lots lettered from (a) to (e) inclusive, as shown on the plat of Hobe Sound recorded in the Public Records of Palm Beach County, Florida, in book 2 of plats, page 99, and amended as regards block 6, Hobe Sound in book 5 of plats, page 11.

In the townsite of "Hobe Sound", as per plat recorded in Plat Book 2, page 99 and amended so far as Block 6 is concerned in Plat Book 5, page 11, of the Public Records of Palm Beach County, Florida.

(a) Block 1- Lots 15 and 16
(b) Block 2- All of Block 2 except the southeast seventy (70) feet fronting on Bridge Road of said Block 2, also except the West fifteen (15) feet of said Block 2, said 15 foot strip being parallel to and adjoining and lying east of the section line that forms the western boundary line of Block 2 aforesaid and which said 15 foot strip is reserved for public right of way.

(c) Block 5- Lots 3 and 4

(d) Block 6- Lots 11, 15, 16, 17, 19, 20 and 21.

(e) Block 8- Lots 9, 10, 11, 12, 13, 14, 15, 16 and 32.

And also, Pullman Island adjacent to Jupiter Island in Palm Beach County, Florida.

And also, all of the riparian rights appurtenant and/or pertaining to any and all of the lands described above which have water boundaries or meander along water.

All and singular the Electric Light Plant located on part of the lands above described, together with all and singular the machinery, engines, boilers, dynamos, generators, switchboards, transmission lines, poles, transformers, fixtures, spare parts and equipment thereof.

And also, the Waterworks Plant located on said lands including all and singular the machinery, pumps, tanks, pipes, valves, fittings, spare parts and equipment thereof.

And also the Hotel and cottages used in connection therewith, known as "Island Inn", located on a part of the lands above described, together with all the stock, implements and utensils in trade, household furnitures, fixtures, fittings effects and equipment thereof, now in, upon and about the said Hotel and cottages, its cellars, stores, stabling, garages, outbuildings, yards and premises.

And also, any and all of the rents, issues, profits, tolls and other income of each and every part and parcel of the above described properties.

Together with all and singular the rights of way, easements, tenements, hereditaments and appurtenances belonging or in anywise appertaining to each and every the above described properties, excluding therefrom all lots, blocks and parcels of land heretofore released from the mortgage dated July 18th, 1923, executed by the Olympia Improvement Corporation to the Indian

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River Association Limited, recorded in Mortgage Book 65 at Page 138, of the Public Records of Palm Beach County, Florida, which releases appear of record in Palm Beach and Martin Counties, Florida.

Also excluding the following described property in Martin County, Florida, to-wit: Lot No. 212, in Block 86, Plat No. 1 Olympia Beach, as the same is shown, marked and designated on a plat of said subdivision recorded in Plat Book No. 10, Page 18, in the office of the Clerk of the Circuit Court of Palm Beach County, Florida.

Also the following described property in Martin County, Florida, to-wit:

Lot 96, Block 122, of the Olympia Beach Plat No. 1, filed in the office of the Clerk of the Circuit Court of Palm Beach County, Florida.

Lots twenty-one (21) and twenty-two (22) in Block 61, of the Bon Air Beach Plat No. 4 on file in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida.

Lot two (2) in Block Ninety-six (96) of Jupiter Island, according to plat thereof filed in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida.

Lot 164 in Block 81, of the Olympia Beach Plat No. 2, filed in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida.

Lot 150 in Block 79, of the Olympia Beach Plat No. 2, filed in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida,

together with all and singular the rights, members, privileges, hereditaments and appurtenances to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD all and singular the said premises above mentioned and described, and hereby granted and conveyed, or intended so to be, with the appurtenances, unto the said party of the second part, its successors and assigns, to the only proper use, benefit and behoof of the said party of the second part, its successors and assigns forever.

IN WITNESS WHEREOF, the said Special Master in Chancery as aforesaid, has hereunto set his hand and seal the day and year first above written.

T. T. Oughterson (Seal)

SIGNED, sealed and delivered
in our presence:
Hazel M. Taylor
Ruth Ham

($20. State Doc. Stamps affixed)
($20. Federal Doc. Stamp affixed)

STATE OF FLORIDA,
COUNTY OF PALM BEACH.

I, an officer duly authorized to take acknowledgments, hereby certify that T. T. Oughterson is well known to me, and known to me to be the individual described in and who executed the foregoing deed of conveyance, and that he acknowledged before me that he executed the foregoing deed, as Special Master in Chancery, aforesaid, for the purposes therein expressed.

WITNESS my hand and official seal, the 6th day of December, A. D. 1932, in the State and County aforesaid.

(Notarial Seal)

Ruth Ham
Notary Public.

Notary Public, State of Florida at Large
My Commission Expires Jan. 21, 1935.

Filed and recorded this 6th day of December, 1932.

(Circuit Court Seal) Record Verified J. P. Emerson Clerk Circuit Court, Martin County, Florida.

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TITLE SEARCH PROPERTY INFORMATION REPORT

Fund File Number 1652172

Issuer: Attorneys' Title Fund Services, Inc.
Recipient: Marc R. Gaylord, P.A.

The information contained in this Title Search Property Information Report is being furnished by the Issuer at Recipient/Agent's request for review and examination by Recipient/Agent. If this report is to be used for evaluation and determination of insurability and for the purpose of preparing and issuing a title insurance commitment or policy, it shall be the responsibility of the Recipient/Agent to conduct such evaluation and determination. Only the results of a search of the record title are reflected herein.

Agent's File Reference: *Jupiter Island Holdings-2*

After an examination and review of this search the Recipient/Agent must:

A. ***Request written authorization from Issuer to issue a commitment if the amount exceeds their agency/member limits or the transaction constitutes an extrahazardous risk.***

B. ***Evaluate all instruments, plats, documents and notes contained in this report.***

C. ***Include in any Commitment under Schedule B, any additional requirements and/or exceptions you find necessary from your analysis of the surveys, prior title evidence or other relevant information from the transaction.***

D. ***Verify the status of corporations and limited partnerships and other business entities with the appropriate governmental agency or other authority.***

E. ***Determine whether the property has legal access.***

F. ***Determine if any unpaid municipal taxes or assessments exist, which are not recorded in the Official Records Books of the county.***

G. ***Determine whether any portion of the property is submerged or artificially filled, if the property borders a body of water, and if riparian or littoral rights exist.***

H. ***The information provided herein does not include a search of federal liens and judgment liens filed with the Florida Department of State.***

I. ***Determine that the transaction to be closed is bona fide and arms-length and does not violate any lender instructions, underwriting guidelines or advice of Issuer.***

This Title Search Property Information Report is prepared and furnished for information only. It is not an opinion of title.

This Title Search Property Information Report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the Issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report and is

Prepared Date: June 24, 2025 ***Attorneys' Title Fund Services, Inc.***
Prepared by: Nathaniel Turner, Commercial Examiner
Email Address: NTurner@TheFund.com

TITLE SEARCH PROPERTY INFORMATION REPORT

further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

Effective Date of approved base title information: July 8, 1933

Effective Date of Search: June 4, 2025 at 11:00 PM

Apparent Title Vested in:

Jupiter Island Holdings, Inc., a Delaware corporation

Description of real property situated in Martin County, Florida.

See Exhibit A

Muniments of Title, including bankruptcy, foreclosure, quiet title, probate, guardianship and incompetency proceedings, if any, recorded in the Official Records Books of the county:

1. Warranty Deed from Olympia Holding Corporation to The Hobe Sound Company, recorded July 8, 1933 in Deed Book 26, Page 79, Public Records of Martin County, Florida.
2. Warranty Deed from Olympia Development Corporation to The Hobe Sound Company, recorded July 8, 1933 in Deed Book 26, Page 80, Public Records of Martin County, Florida.
3. Warranty Deed from Hobe Sound Properties, Inc. to The Hobe Sound Company, recorded July 8, 1933 in Deed Book 26, Page 81, Public Records of Martin County, Florida.
4. Warranty Deed from The Hobe Sound Company to Southern Bell Telephone and Telegraph Company, Incorporated, recorded December 4, 1936 in Deed Book 27, Page 455, Public Records of Martin County, Florida.
5. Warranty Deed from The Hobe Sound Company to Southern Bell Telephone and Telegraph Company, recorded December 19, 1940 in Deed Book 10, Page 546, Public Records of Martin County, Florida.
6. Warranty Deed from The Hobe Sound Company to Southern Bell Telephone and Telegraph Company, recorded May 8, 1956 in Deed Book 83, Page 236, Public Records of Martin County, Florida.
7. Warranty Deed from The Hobe Sound Company to Southern Bell Telephone and Telegraph Company, recorded March 24, 1965 in O.R. Book 152, Page 501, Public Records of Martin County, Florida.
8. Warranty Deed from First National Bank of Stuart, as Trustee to The Hobe Sound Company, recorded July 27, 1965 in O.R. Book 160, Page 351, Public Records of Martin County, Florida.
9. Quit Claim Deed from Southern Bell Telephone and Telegraph Company to The Hobe Sound Company, recorded May 16, 1973 in O.R. Book 357, Page 142, Public Records of Martin County, Florida.
10. Affidavit for name change recorded in O.R. Book 1370, Page 1589, Public Records of Martin County, Florida.

Mortgages, Assignments and Modifications:

TITLE SEARCH PROPERTY INFORMATION REPORT

1. Nothing Found

Other Property Liens:

1. FOR INFORMATIONAL PURPOSES ONLY: 2024 taxes were paid on December 4, 2024 for Parcel/Account ID# 353842009131007005, in the gross amount of $441,755.59. NOTE: No taxes were due or collected for Parcel/Account ID# 353842009103001117.
2. Any lien or claim of lien for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded August 13, 2024, under O.R. Book 3453, Page 322, Public Records of Martin County, Florida.
3. Any lien or claim of lien for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded December 5, 2024, under O.R. Book 3471, Page 2737, Public Records of Martin County, Florida.
4. Any lien or claim of lien for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded April 14, 2025, under O.R. Book 3493, Page 1888, Public Records of Martin County, Florida.
5. Any lien or claim of lien for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded April 14, 2025, under O.R. Book 3493, Page 1889, Public Records of Martin County, Florida.

Restrictions/Easements:

1. Right of Way Easements to Southern Bell Telephone and Telegraph Company recorded in O.R. Book 184, Page 267; O.R. Book 188, Page 265; O.R. Book 250, Page 489; O.R. Book 270, Page 63, Public Records of Martin County, Florida.
2. All matters contained on the Plat of Gomez Grant, according to the Plat thereof recorded in Plat Book 1, Page 80, Public Records of Palm Beach (now Martin) County, Florida.
3. All matters contained on the Plat of The Island Beach, Revised Plat No. 1, Jupiter Island, as recorded in Plat Book 2, Page 10, Public Records of Martin County, Florida.
4. All matters contained on the Plat of The Island Beach, Revised Plat No. 2, Jupiter Island, as recorded in Plat Book 2, Page 44, Public Records of Martin County, Florida.
5. Utility Easement Deed recorded in O.R. Book 453, Page 635, Public Records of Martin County, Florida.
6. Easement Grant recorded in O.R. Book 593, Page 205, Public Records of Martin County, Florida.
7. Grant of Utility Easement recorded in O.R. Book 655, Page 1164, Public Records of Martin County, Florida.
8. Grant of Utility Easement recorded in O.R. Book 657, Page 632, Public Records of Martin County, Florida.
9. Easement to Florida Power & Light Company recorded in O.R. Book 825, Page 133, Public Records of Martin County, Florida.
10. Right of Way Easement recorded in O.R. Book 876, Page 1795, Public Records of Martin County, Florida.

TITLE SEARCH PROPERTY INFORMATION REPORT

11. Right-of-Way Agreement recorded in O.R. Book 1262, Page 367, Public Records of Martin County, Florida.
12. Easement to BellSouth Telecommunications, Inc. recorded in O.R. Book 1555, Page 1522, Public Records of Martin County, Florida.
13. Easement to Florida Power & Light Company recorded in O.R. Book 1959, Page 2043, Public Records of Martin County, Florida.
14. Utility Easement recorded in O.R. Book 1975, Page 2854, Public Records of Martin County, Florida.
15. Town of Jupiter Island Utility Easement recorded in O.R. Book 2431, Page 1948, Public Records of Martin County, Florida.
16. Easement to Florida Power & Light Company recorded in O.R. Book 2784, Page 2409, Public Records of Martin County, Florida.
17. Riparian and littoral rights are not insured.
18. The right of the United States Government, in the interest of navigation and commerce, to regulate any portion of the Land that was formerly submerged by navigable waters.
19. Possible right of the public to use that part of the land between the water's edge and the apparent boundary of the upland parcel that is now, or was formerly, regularly used by the public for recreational purposes.
20. Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land insured hereunder, including submerged, filled, and artificially exposed lands and lands accreted to such lands.
21. Any portion of the Land lying waterward of the mean high-water line of Indian River and Atlantic Ocean, and lands accreted thereto.
22. Grant of Easement to Florida Power & Light Company recorded in O.R. Book 620, Page 1412, Public Records of Martin County, Florida.

Other:

1. Sovereignty Submerged Lands Lease Renewal from the Board of Trustees of the Internal Improvement Fund of the State of Florida to Jupiter Island Holdings, Inc., as evidenced by document recorded April 20, 2011, under O.R. Book 2513, Page 785 and recorded September 9, 2015, under O.R. Book 2807, Page 4, Public Records of Martin County, Florida.
2. Rights of the lessees under unrecorded leases.
3. NOTE: PARCEL IDENTIFICATION NUMBERS AND ADDRESSES INCLUDED WITH THE LEGAL DESCRIPTIONS SET FORTH IN EXHIBIT "A" ARE NOT INSURED UNDER THE POLICY ISSUED HEREIN. A SURVEY SHOULD BE OBTAINED DESCRIBING THE SUBJECT PROPERTY AND ACCURATELY DEPICTING ITS LEGAL DESCRIPTION.

REAL PROPERTY TAX INFORMATION ATTACHED

Proposed Insured:

A 20-year name search was not performed on the proposed insured. The agent is responsible for obtaining a name search unless a loan policy for a 100% purchase money mortgage.

TITLE SEARCH PROPERTY INFORMATION REPORT

STANDARD EXCEPTIONS

Unless satisfactory evidence is presented to the Agent eliminating the need for standard exceptions, the following should be made a part of any commitment or policy.

1. *General or special taxes and assessments required to be paid in the year 2025 and subsequent years.*

2. *Rights or claims of parties in possession not shown by the public records.*

3. *Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.*

4. *Easements or claims of easements not shown by the public records.*

5. *Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.*

6. *Any owner policy issued pursuant hereto will contain under Schedule B the following exception: Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.*

7. *Federal liens and judgment liens, if any, filed with the Florida Department of State pursuant to Sec. 713.901, et seq., F.S., and Sec. 55.201, et seq., F.S., respectively, which designate the Florida Department of State as the place for filing federal liens and judgment liens against personal property. For insuring purposes:*

   (a) Pursuant to Sec. 713.901, et seq., F.S., personal property includes, but is not limited to, mortgages, leaseholds, mortgages on leaseholds, interests in cooperative associations, vendees' interests, and options when those interests are held by a partnership, corporation, trust or decedent's estate; and

   (b) Pursuant to Sec. 55.201, et seq., F.S., personal property includes, but is not limited to, leaseholds, interests in cooperative associations, vendees' interests, and options regardless of the type of entity holding such interests, including individuals. (Note: Mortgages have been specifically excluded from the personal property interests in which a judgment lien may be acquired under the provisions of Sec. 55.201, et seq., F.S.)

8. *Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality.*

NOTE: This report does not cover bankruptcies or other matters filed in the Federal District Courts of Florida.

NOTE: Consideration in foreclosure proceedings should be given to joining as defendants any persons in possession, other than the record owner, and any parties, other than those named herein, known to Agent, the plaintiff or the plaintiff's attorney and having or claiming an interest in the property.

NOTE: The Agent is responsible for obtaining underwriting approval on any commitment prepared from this product in the amount of $1,000,000.00 or otherwise in excess of their agency/member limits.

TITLE SEARCH PROPERTY INFORMATION REPORT

TITLE SEARCH PROPERTY INFORMATON REPORT
Exhibit A

Fund File Number 1652172

PARCEL I:
PA #35-38-42-009-131-00700-5
PARCEL 1 - GOLF COURSE PARCEL:
LEGAL DESCRIPTION
BLOCKS 97 AND 98; THE ISLAND BEACH REVISED PLAT NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2 AT PAGE 44, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AND PORTIONS OF LOTS 72 THROUGH 86; GOMEZ GRANT AND JUPITER ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1 AT PAGE 80, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE SOUTHWESTERLY CORNER OF SAID BLOCK 97; THENCE RUN S 66°13'33" W, ALONG THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF SAID BLOCK 97, FOR A DISTANCE OF 75 FEET, MORE OR LESS, TO THE WATERS OF HOBE SOUND; THENCE MEANDER NORTHWESTERLY ALONG THE WATERS EDGE OF SAID HOBE SOUND, FOR A DISTANCE OF 213 FEET, MORE OR LESS; TO THE EASTERLY LINE OF THAT CERTAIN PARCEL OF LAND FOR "RIVERVIEW COTTAGE"; THENCE RUN N 05°47'52" W, ALONG SAID EASTERLY LINE, FOR A DISTANCE OF 134 FEET, MORE OR LESS; THENCE RUN S 74°10'37" W, FOR A DISTANCE OF 151.00 FEET; THENCE RUN N 15°49'23" W, FOR A DISTANCE OF 285.72 FEET, TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; (SAID POINT HEREINAFTER REFERRED TO AS POINT "B") THENCE RUN NORTHWESTERLY NORTHERLY AND NORTHEASTERLY, ALONG SAID CURVE, HAVING RADIUS OF 11.65 FEET AND A CENTRAL ANGLE OF 58°00'01, FOR AN ARC DISTANCE OF 11.79 FEET, TO THE POINT OF TANGENCY; THENCE RUN N 42° 10'37" E, FOR A DISTANCE OF 55.28 FEET; THENCE RUN S 72°53'23" E, FOR A DISTANCE OF 145.35 FEET; THENCE RUN N 66°13'54" E, FOR A DISTANCE OF 226.46 FEET; (SAID LAST TWO MENTIONED COURSES BEING COINCIDENT WITH THE SOUTHERLY LINE OF AN INGRESS-EGRESS EASEMENT FOR RIVERVIEW ROAD, AS DESCRIBED IN OFFICIAL RECORD BOOK 359, PAGE 1467, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; ALSO KNOWN AS (FIRE ROAD) THENCE RUN S 23°47'27" E, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF LINKS ROAD, AS SHOWN ON THE AFORESAID PLAT OF THE ISLAND BEACH REVISED PLAT NO. 2, FOR A DISTANCE OF 2.50 FEET; THENCE RUN N 66°13'54" E, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF BUNKER HILL ROAD, AS SHOWN ON THE AFORESAID PLAT OF THE ISLAND BEACH REVISED PLAT NO. 2, FOR A DISTANCE OF 532.44 FEET, TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE WEST; (ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF GOMEZ ROAD) THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 172.18 FEET AND A CENTRAL ANGLE OF 40'32'08", FOR AN ARC DISTANCE OF 121.82 FEET, TO A POINT OF REVERSE CURVATURE; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 207.18 FEET AND A CENTRAL ANGLE OF 52'20'30", FOR AN ARC DISTANCE OF 189.27 FEET, TO THE POINT OF TANGENCY; THENCE RUN S 66°13'33" W, FOR A DISTANCE OF 12.50 FEET, TO THE NORTHEASTERLY CORNER OF BLOCK 97; THENCE CONTINUE S 66°13'33" W, ALONG THE NORTHERLY LINE OF SAID BLOCK 97, FOR A DISTANCE OF 484.85 FEET, TO THE NORTHWEST CORNER OF SAID BLOCK 97; THENCE RUN S 44°43' 33" W, FOR A DISTANCE OF 107.50 FEET; THENCE RUN S 06°47'27" E, FOR A DISTANCE OF 138.50 FEET, (SAID LAST TWO MENTIONED COURSES BEING COINCIDENT WITH THE WESTERLY LINE OF SAID BLOCK 97) TO THE POINT OF BEGINNING.
TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND;

COMMENCE AT THE AFORESAID POINT "B"; THENCE RUN S 74°10'37" W, FOR A DISTANCE OF 10.00 FEET, TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND: THENCE RUN N 15°49'23" W, FOR A DISTANCE OF 53.40 FEET, TO THE POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTH, (SAID POINT BEARS S 26°32'06"W FROM THE RADIUS POINT OF SAID CURVE) THENCE RUN WESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 54.50 FEET AND A CENTRAL ANGLE OF 71°26'38", FOR AN ARC DISTANCE OF 67.96 FEET; THENCE RUN S 67°15'52" W, FOR A DISTANCE OF 129,29 FEET, TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE RUN SOUTHWEST¬ERLY, WESTERLY AND NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 224.67 FEET AND A CENTRAL ANGLE OF 40°15'00", FOR AN ARC DISTANCE OF 157.83 FEET, TO THE POINT OF TANGENCY; THENCE RUN N 72°29'08" W, FOR A DISTANCE OF 87.65 FEET, TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 840.00 FEET AND A CENTRAL ANGLE OF 67°22'00, FOR AN ARC DISTANCE OF 987.65 FEET, TO THE POINT OF TANGENCY; THENCE RUN N 05°07'08" W, FOR A DISTANCE OF 627.70 FEET; THNCE RUN S 88°15'52" W, FOR A DISTANCE OF 30.05 FEET; THENCE RUN N 05°07'08" W, FOR A DISTANCE OF 70.00 FEET; THENCE RUN N 88° 15'52" E, FOR A DISTANCE OF 30.05 FEET; (SAID LAST NINE MENTIONED COURSES BEING COINCIDENT WITH THE SOUTHERLY, SOUTHWESTERLY, WESTERLY AND NORTHERLY EASEMENT LINES OF SAID RIVERVIEW ROAD, ALSO KNOWN AS FIRE ROAD; (AS SHOWN ON PROPOSED ADDITION TO ISLAND BEACH REVISED PLAT NO. 2, BY STAFFORD & BROCK, DATED MARCH 5, 1956 AND AS DESCRIBED IN SAID OFFICIAL RECORD BOOK 359, PAGE 1467) THENCE RUN N 05°07' 08" W, ALONG THE EASTERLY LINE OF LOTS 17 AND 17-A; (AS SHOWN ON SAID PROPOSED ADDITION) FOR A DISTANCE OF 230.00 FEET; THENCE RUN N 88°15'52" W, FOR A DISTANCE OF 186.12 FEET, TO A POINT ON THE MEAN HIGH WATER LINE OF THE WATERS OF HOBE SOUND; THENCE RUN N 32° 29'09" E, FOR A DISTANCE OF 5.77 FEET; THENCE RUN N 38°45'26" E, FOR A DISTANCE OF 11.93 FEET; THENCE RUN N 14°37'25" E, FOR A DISTANCE OF 15.23 FEET; THENCE RUN N 08°28'17" E, FOR A DISTANCE OF 17.03 FEET; THENCE RUN N 26°48'47" E, FOR A DISTANCE OF 20.95 FEET; THENCE RUN N 24°54'02" E, FOR A DISTANCE OF 14.55 FEET; THENCE RUN N 50°30'18" E, FOR A DISTANCE OF 15.90 FEET; THENCE RUN N 30°52'03" E, FOR A DISTANCE OF 16.07 FEET; THENCE RUN N 46°32'15" E, FOR A DISTANCE OF 20.22 FEET; THENCE RUN N 41°19'45" E, FOR A DISTANCE OF 16.43 FEET; THENCE RUN N 25°18'13" E, FOR A DISTANCE OF 22.00 FEET; THENCE RUN N 19°07'51" E, FOR A DISTANCE OF 22.35 FEET; THENCE RUN N 19°23'31" E, FOR A DISTANCE OF 38.23 FEET; THENCE RUN N 11°44'03" E, FOR A DISTANCE OF 5.65 FEET; THENCE RUN N 00°46'33" E, FOR A DISTANCE OF 21.67 FEET; THENCE RUN N 05°31'12" W, FOR A DISTANCE OF 21.96 FEET; THENCE RUN N 13°10'51" W, FOR A DISTANCE OF 29.13 FEET; THENCE RUN N 17°31'57" W, FOR A DISTANCE OF 19.81 FEET; THENCE RUN N 15° 53'19" W. FOR A DISTANCE OF 24.64 FEET; THENCE RUN N 07°51'57" W, FOR A DISTANCE OF 19.73 FEET; THENCE RUN N 03°22'25" W, FOR A DISTANCE OF 21.48 FEET; THENCE RUN N 07°11'03" E, FOR A DISTANCE OF 10.58 FEET; THENCE RUN N 22°08'31" E, FOR A DISTANCE OF 9.38 FEET; THENCE RUN N 12°39'24" E, FOR A DISTANCE OF 13.01 FEET; THENCE RUN N 08°56'21" W, FOR A DISTANCE OF 12.74 FEET; THENCE RUN N 08°43'05" E, FOR A DISTANCE OF 11.17 FEET; THENCE RUN N 17°58'46" E, FOR A DISTANCE OF 7.14 FEET; THENCE RUN N 56°14'50" E, FOR A DISTANCE OF 4.75 FEET; THENCE RUN S 76°20'32" E, FOR A DISTANCE OF 6.81 FEET; THENCE RUN S 78°15'34" E, FOR A DISTANCE OF 7.95 FEET; THENCE RUN N 85°39'49" E, FOR A DISTANCE OF 12.70 FEET; THENCE RUN S 69°45'21" E, FOR A DISTANCE

OF 14.52 FEET; THENCE RUN S 60°24'08" E, FOR A DISTANCE OF 18.53 FEET; THENCE RUN S 63°35'03" E, FOR A DISTANCE OF 19.26 FEET; THENCE RUN S 63°57'55" E, FOR A DISTANCE OF 16.05 FEET; THENCE RUN S 35°43'53" E, FOR A DISTANCE OF 13.55 FEET; THENCE RUN N 51°27'12" E, FOR A DISTANCE OF 11.18 FEET; THENCE RUN N 76°25'11" E, FOR A DISTANCE OF 9.03 FEET; THENCE RUN N 74°02'12" E, FOR A DISTANCE OF 5.43 FEET; THENCE RUN N 34°43'19" E, FOR A DISTANCE OF 9.97 FEET; THENCE RUN N 22°44'31" W, FOR A DISTANCE OF 7.24 FEET; THENCE RUN N 63°40'15" W, FOR A DISTANCE OF 13.52 FEET; THENCE RUN N 63°36'08" W, FOR A DISTANCE OF 15.83 FEET; THENCE RUN N 60°59'06" W. FOR A DISTANCE OF 22.35 FEET; THENCE RUN N 68°21'41" W, FOR A DISTANCE OF 13.17 FEET; THENCE RUN N 57°24'51" W, FOR A DISTANCE OF 14.82 FEET; THENCE RUN N 86°05'30" W, FOR A DISTANCE OF 16.65 FEET; THENCE RUN S 81°56'41" W, FOR A DISTANCE OF 15.19 FEET; THENCE RUN N 79°15'31" W, FOR A DISTANCE OF 7.44 FEET; THENCE RUN S 87°45'22" W, FOR A DISTANCE OF 14.49 FEET; THENCE RUN S 61°18'02" W, FOR A DISTANCE OF 5.55 FEET; THENCE RUN S 53°40'09"W. FOR A DISTANCE OF 4.61 FEET; THENCE RUN S 07°37'31" W, FOR A DISTANCE OF 3.46 FEET; THENCE RUN S 85°34'31" W, FOR A DISTANCE OF 11.31 FEET; THENCE RUN N 84°11'49" W, FOR A DISTANCE OF 15.71 FEET; THENCE RUN N 62°23'39" W, FOR A DISTANCE OF 8.25 FEET; THENCE RUN N 40°55'12" W, FOR A DISTANCE OF 13.36 FEET; THENCE RUN N 86°44'57" W, FOR A DISTANCE OF 26.05 FEET; THENCE RUN N 07°58'52" W, FOR A DISTANCE OF 28.43 FEET; THENCE RUN N 45°31'56" W, FOR A DISTANCE OF 20.08 FEET; THENCE RUN N 60°19'59" W, FOR A DISTANCE OF 19.53 FEET; THENCE RUN N 77°06'15" W, FOR A DISTANCE OF 14.02 FEET; THENCE RUN S 73°50'56" W, FOR A DISTANCE OF 7.90 FEET; THENCE RUN S 35°00'36" W, FOR A DISTANCE OF 4.04 FEET; THENCE RUN S 23°17'42" W, FOR A DISTANCE OF 2.11 FEET; (SAID LAST 65 MENTIONED COURSES BEING COINCIDENT WITH THE MEAN HIGH LINE OF THE WATERS OF HOBE SOUND) THENCE RUN S 62°58'22" W, FOR A DISTANCE OF 16.08 FEET; THENCE RUN S 79°55'44" W, FOR A DISTANCE OF 9.91 FEET; THENCE RUN N 84°35'01" W, FOR A DISTANCE OF 10.23 FEET; THENCE RUN N 62°34'10" W, FOR A DISTANCE OF 11.95 FEET; THENCE RUN N 54°57'48" W. FOR A DISTANCE OF 19.78 FEET; THENCE RUN N 53°59'43" W, FOR A DISTANCE OF 17.82 FEET; THENCE RUN N 54°28'43" W, FOR A DISTANCE OF 18.81 FEET; THENCE RUN N 54°17'07" W, FOR A DISTANCE OF 17.87 FEET; (SAID LAST 8 MENTIONED COURSES BEING COINCIDENT WITH THE WATERWARD FACE OF A CORRUGATED METAL BULKHEAD AND THE MEAN HIGH WATER LINE OF THE WATERS OF HOBE SOUND) THENCE RUN N 84°57'50" W, FOR A DISTANCE OF 6.98 FEET; THENCE RUN N 47°12'04" W, FOR A DISTANCE OF 19.48 FEET; THENCE RUN N 37°07'18" W, FOR A DISTANCE OF 9.26 FEET; THENCE RUN N 40°16'01" W, FOR A DISTANCE OF 20.28 FEET; THENCE RUN N 27°13'42" W, FOR A DISTANCE OF 12.67 FEET; THENCE RUN N 36°17'32" W, FOR A DISTANCE OF 22.66 FEET; THENCE RUN N 15°03'28" W, FOR A DISTANCE OF 4.83 FEET; THENCE RUN N 38°25'38" E, FOR A DISTANCE OF 2.07 FEET; (SAID LAST 8 MENTIONED COURSES BEING COINCIDENT WITH THE MEAN HIGH WATER LINE OF THE WATERS OF HOBE SOUND) THENCE RUN N 33°31'47" W, FOR A DISTANCE OF 11.68 FEET; THENCE RUN N 41°03'16" W, FOR A DISTANCE OF 10.02 FEET; THENCE RUN N 28°44'45" W, FOR A DISTANCE OF 7.16 FEET; (SAID LAST THREE MENTIONED COURSES BEING COINCIDENT WITH THE WATERWARD FACE OF A CORRUGATED METAL BULKHEAD AND ALSO BEING THE MEAN HIGH WATER LINE OF THE WATERS OF HOBE SOUND) THENCE RUN N 81°18'55" W, FOR A DISTANCE OF 4.50 FEET; HOBE SOUND) N 81°18'55" W, FOR A DISTANCE OF 4.58 FEET; THENCE RUN N 40°45'37" W, FOR A DISTANCE OF 5.64 FEET; THENCE RUN N 16°23'31" W, FOR A DISTANCE OF 4.02 FEET; THENCE RUN N 36°40'41"E, FOR A DISTANCE OF 2.50 FEET; (SAID LAST 4 MENTIONED COURSES BEING COINCIDENT WITH THE MEAN HIGH WATER

LINE OF THE WATERS OF HOBE SOUND) THENCE RUN N 37°17'13" W, FOR A DISTANCE OF 3.72 FEET; THENCE RUN N 68°36'50" W, FOR A DISTANCE OF 2.58 FEET; THENCE RUN N 14°47'26" W, FOR A DISTANCE OF 11.55 FEET; THENCE RUN N 14°30'13" W. FOR A DISTANCE OF 26.46 FEET; (SAID LAST 4 MENTIONED COURSES BEING COINCIDENT WITH THE WATERWARD FACE OF A CORRUGATED METAL BULKHEAD AND ALSO BEING THE MEAN HIGH WATER LINE OF THE WATERS OF HOBE SOUND) THENCE RUN N 51°15'48" E, FOR A DISTANCE OF 5.22 FEET; THENCE RUN N 25°20'22" E, FOR A DISTANCE OF 8.54 FEET; THENCE RUN N 18°14'01" E, FOR A DISTANCE OF 10.64 FEET; THENCE RUN N 01°19'20" E, FOR A DISTANCE OF 20.37 FEET; THENCE RUN N 23°33'52" W. FOR A DISTANCE OF 16.31 FEET; THENCE RUN N 18°51'23" W, FOR A DISTANCE OF 6.93 FEET; THENCE RUN N 23°25'37" W, FOR A DISTANCE OF 9.94 FEET; THENCE RUN N 19°35'36" W, FOR A DISTANCE OF 21.15 FEET; THENCE RUN N 21°17'28" W, FOR A DISTANCE OF 12.56 FEET; THENCE RUN N 22°28'01" W, FOR A DISTANCE OF 27.04 FEET; THENCE RUN N 15°57'38" W, FOR A DISTANCE OF 6.59 FEET; (SAID LAST 11 COURSES BEING COINCIDENT WITH THE MEAN HIGH WATER LINE OF THE WATERS OF HOBE SOUND) THENCE RUN N 09°19'17" W, FOR A DISTANCE OF 9.54 FEET; THENCE RUN N 04°34'42" W, FOR A DISTANCE OF 16.80 FEET; THENCE RUN N 04°03'38" W, FOR A DISTANCE OF 19.80 FEET; THENCE RUN N 00°30'26" W, FOR A DISTANCE OF 22.33 FEET;, THENCE RUN N 09°20'07" E, FOR A DISTANCE OF 18.61 FEET; THENCE RUN N 16°40'44" E, FOR A DISTANCE OF 18.08 FEET; THENCE RUN N 28°26'50" E, FOR A DISTANCE OF 15.61 FEET; THENCE RUN N 37°54'34" E, FOR A DISTANCE OF 11.47 FEET; THENCE RUN S 82°09'21" E, FOR A DISTANCE OF 9.12 FEET; (SAID LAST 9 MENTIONED COURSES BEING COINCIDENT WITH THE WATERWARD FACE OF A BULKHEAD OF RAILROAD TIES ALSO BEING THE MEAN HIGH WATER LINE OF THE WATERS OF HOBE SOUND) THENCE RUN N 69°54'22" E, FOR A DISTANCE OF 7.27 FEET; THENCE RUN N 53°52'54" E, FOR A DISTANCE OF 16.25 FEET; THENCE RUN N 42°26'35" E, FOR A DISTANCE OF 19.56 FEET; THENCE RUN N 54°02'14" E, FOR A DISTANCE OF 15.95 FEET; THENCE RUN N 88°55'10" E, FOR A DISTANCE OF 7.04 FEET; THENCE RUN S 25°26'14" W, FOR A DISTANCE OF 7.44 FEET; THENCE RUN S 41'19'44" W. FOR A DISTANCE OF 10.91 FEET; THENCE RUN S 31°42'58" W, FOR A DISTANCE OF 14.56 FEET; THENCE RUN S 32°41'33" W, FOR A DISTANCE OF 12.42 FEET; THENCE RUN S 39°48'11" W, FOR A DISTANCE OF 20.24 FEET; THENCE RUN. S 31°29'58" W, FOR A DISTANCE OF 9.89 FEET; THENCE RUN S 36°49'24" W, FOR A DISTANCE OF 15.21 FEET; THENCE RUN W, FOR A DISTANCE OF 28.46 FEET; THENCE RUN S 33°35'26" DISTANCE OF 25.89 FEET; THENCE RUN S 65°11'00" E, FOR A 10.83 FEET; THENCE RUN N 89°40'30" E, FOR A DISTANCE OF THENCE RUN N 78°56'11" E, FOR A DISTANCE OF 13.66 FEET; N 06°48'08' E, FOR A DISTANCE OF 13.98 FEET; THENCE RUN W, FOR A DISTANCE OF 15.69 FEET; THENCE RUN N 19°31'31" DISTANCE OF 17.86 FEET; THENCE RUN N 03°14'32" W, FOR A 12.37 FEET; THENCE RUN N 04°22'48" E, FOR A DISTANCE OF THENCE RUN N 34°52'22" E, FOR A DISTANCE OF 10.97 FEET; S 02°24'26" E, FOR A DISTANCE OF 12.51 FEET; THENCE RUN N 10°21'53" W, FOR A DISTANCE OF 13.07 FEET; THENCE RUN N 55°00'17" E, FOR A DISTANCE OF 5.77 FEET; THENCE RUN N 18°26'58" E, FOR A DISTANCE OF 19.09 FEET; THENCE RUN N 48°03'16" E, FOR A DISTANCE OF 19.82 FEET; THENCE RUN N 63°00'08" E, FOR A DISTANCE OF 12.07 FEET; THENCE RUN N 44°15'36" E, FOR A DISTANCE OF 17.40 FEET; THENCE RUN N 26°07'55" E, FOR A DISTANCE OF 11.51 FEET; THENCE RUN N 07°07'51" E, FOR A DISTANCE OF 17.34 FEET; THENCE RUN N 01°45'04" E, FOR A DISTANCE OF 9.11 FEET; THENCE RUN S 86°45'07" E, FOR A DISTANCE OF 12.18 FEET; THENCE RUN N 29°25'11" E, FOR A DISTANCE OF 13.84 FEET; THENCE RUN N 39°34'56" E, FOR A DISTANCE OF 18.69 FEET; THENCE RUN N51°22'12" E, FOR A DISTANCE OF 13.73 FEET; THENCE RUN S 82°37'44" E, FOR A DISTANCE OF 21.36 FEET; THENCE RUN N 69°09'08" E, FOR A DISTANCE

OF 20.08 FEET; THENCE RUN N 57°19'20" E, FOR A DISTANCE OF 21.69 FEET; THENCE RUN N 53°03'40" E, FOR A DISTANCE OF 24.87 FEET; THENCE RUN N 34°50'38" E, FOR A DISTANCE OF 21.66 FEET; THENCE RUN N 03°37'29" E, FOR A DISTANCE OF 21.21 FEET; THENCE RUN N 03°56'57" W, FOR A DISTANCE OF 20.68 FEET; THENCE RUN N 12°53'38" W, FOR A DISTANCE OF 16.41 FEET; THENCE RUN N 26°05'57" W, FOR A DISTANCE OF 14.90 FEET; THENCE RUN N 29°15'58" W, FOR A DISTANCE OF 18.57 FEET; THENCE RUN N 18°03'20" W, FOR A DISTANCE OF 15.61 FEET; THENCE RUN N 20°47'03" W, FOR A DISTANCE OF 12.23 FEET; THENCE RUN N 20°59'09" W, FOR A DISTANCE OF 13.48 FEET; THENCE RUN N 00°27'54" E, FOR A DISTANCE OF 9.72 FEET; THENCE RUN N 10°51'06" E, FOR A DISTANCE OF 22.33 FEET; THENCE RUN N 16°52'25" E, FOR A DISTANCE OF 14.40 FEET; THENCE RUN N 04°30'39" E, FOR A DISTANCE OF 14.15 FEET; THENCE RUN N 10°18'29" E, FOR A DISTANCE OF 46.42 FEET; THENCE RUN N 31°26'19" W, FOR A DISTANCE OF 58.27 FEET; THENCE RUN N 62°14'23" W, FOR A DISTANCE OF 39.17 FEET; THENCE RUN N 26°15'56" W, FOR A DISTANCE OF 51.34 FEET; THENCE RUN S 39°10'32" W, FOR A DISTANCE OF 71.14 FEET; THENCE RUN S 69°02'56" W, FOR A DISTANCE OF 34.97 FEET; THENCE RUN S 87°07'29" W, FOR A DISTANCE OF 37.85 FEET; THENCE RUN S 78°41'03" W, FOR A DISTANCE OF 36.85 FEET; THENCE RUN S 71°17'51" W, FOR A DISTANCE OF 46.81 FEET; THENCE RUN S 46°06'47" W, FOR A DISTANCE OF 40.80 FEET; THENCE RUN S 21°55'44" W, FOR A DISTANCE OF 34.93 FEET; THENCE RUN S 68°24'48" W, FOR A DISTANCE OF 34.15 FEET; THENCE RUN N 50°38'06" W, FOR A DISTANCE OF 41.94 FEET; THENCE RUN N 38°47'04" W, FOR A DISTANCE OF 41.89 FEET; THENCE RUN N 46°37'48" W, FOR A DISTANCE OF 43.54 FEET; THENCE RUN N 55°17'43" W, FOR A DISTANCE OF 39.41 FEET; THENCE RUN N 22°04'17" W, FOR A DISTANCE OF 41.86 FEET; THENCE RUN N 41'16'39" W, FOR A DISTANCE OF 35.20 FEET; THENCE RUN N 53°13'15" W, FOR A DISTANCE OF 72.59 FEET; THENCE RUN N 65°11'27" W, FOR A DISTANCE OF 31.81 FEET; THENCE RUN N 55°50'45" W, FOR A DISTANCE OF 41.82 FEET; THENCE RUN S 85°28'18" W, FOR A DISTANCE OF 31.04 FEET; THENCE RUN S 30°03'57" W, FOR A DISTANCE OF 40.24 FEET; THENCE RUN S 14°57'24" W, FOR A DISTANCE OF 55.39 FEET; THENCE RUN S 11°32'44" W, FOR A DISTANCE OF 44.61 FEET; THENCE RUN S 02°36'52" W, FOR A DISTANCE OF 48.07 FEET; THENCE RUN S 12°16'16" W, FOR A DISTANCE OF 48.94 FEET; THENCE RUN S 07°18'31" W, FOR A DISTANCE OF 37.86 FEET; THENCE RUN S 06°55'58" E, FOR A DISTANCE OF 37.15 FEET; THENCE RUN S 28°48'06" E, FOR A DISTANCE OF 27.15 FEET; THENCE RUN S 51°11'48" E, FOR A DISTANCE OF 31.06 FEET; THENCE RUN S 73°59'47" E, FOR A DISTANCE OF 19.80 FEET; THENCE RUN S 62°04'13" E, FOR A DISTANCE OF 33.66 FEET; THENCE RUN S 46°07'49" E, FOR A DISTANCE OF 32.07 FEET; THENCE RUN S 51°32'42" E, FOR A DISTANCE OF 47.59 FEET; THENCE RUN S 44°44'35" E, FOR A DISTANCE OF 44.86 FEET; THENCE RUN S 32°24'12" E, FOR A DISTANCE OF 41.08 FEET; THENCE RUN S 53°59'12" E, FOR A DISTANCE OF 19.38 FEET; THENCE RUN N 80°51'46" E, FOR A DISTANCE OF 19.28 FEET; THENCE RUN N_38°40'52" E, FOR A DISTANCE OF 23.48 FEET; THENCE RUN N 32°17'27" E, FOR A DISTANCE OF 31.43 FEET; THENCE RUN N 30°44'15" E, FOR A DISTANCE OF 14.72 FEET; THENCE RUN N 78°10'53" E, FOR A DISTANCE OF 10.05 FEET; THENCE RUN S 31°41'32" E, FOR A DISTANCE OF 7.71 FEET; THENCE RUN S 23°56'23" W, FOR A DISTANCE OF 33.92 FEET; THENCE RUN S 34°27'10" W, FOR A DISTANCE OF 49.38 FEET; THENCE RUN S 42°29'35" W, FOR A DISTANCE OF 30.37 FEET; THENCE RUN S 45°29'09" W, FOR A DISTANCE OF 36.00 FEET; THENCE RUN S 47°41'48" W, FOR A DISTANCE OF 34.64 FEET; THENCE RUN S 44°27'07" W, FOR A DISTANCE OF 29.59 FEET; THENCE RUN S 56°58'03" W, FOR A DISTANCE OF 25.21 FEET; THENCE RUN S 71°50'27" W, FOR A DISTANCE OF 28.00 FEET; THENCE RUN S 68°43'28" W, FOR A DISTANCE OF 35.33 FEET; THENCE RUN S 63°06'02" W, FOR A DISTANCE OF 15.63 FEET; THENCE RUN S 56°37'07" W, FOR A DISTANCE

OF 65.20 FEET; THENCE RUN N 71°34'24" W, FOR A DISTANCE OF 26.67 FEET; THENCE RUN S 87°03'52" W, FOR A DISTANCE OF 50.76 FEET; THENCE RUN S 70°43'21" W, FOR A DISTANCE OF 26.33 FEET; THENCE RUN S 64°47'38" W, FOR A DISTANCE OF 21.38 FEET; THENCE RUN S 82°35'04" W, FOR A DISTANCE OF 19.04 FEET; THENCE RUN N 57°21'21" W, FOR A DISTANCE OF 21.50 FEET; THENCE RUN N 30°45'12" W, FOR A DISTANCE OF 16.86 FEET; THENCE RUN N 48°43'14" W, FOR A DISTANCE OF 12.71 FEET; THENCE RUN N 35°55'01" W, FOR A DISTANCE OF 24.10 FEET; THENCE RUN N 19°25'10" W, FOR A DISTANCE OF 33.97 FEET; THENCE RUN N 17°28'14" E, FOR A DISTANCE OF 6.76 FEET; THENCE RUN N 29°46'36" W, FOR A DISTANCE OF 33.40 FEET; THENCE RUN N 23°32'03" W, FOR A DISTANCE OF 45.54 FEET; THENCE RUN N 15°27'24" W, FOR A DISTANCE OF 54.20 FEET; THENCE RUN N 17°14'04" W, FOR A DISTANCE OF 50.67 FEET; THENCE RUN N 15°06'42" W, FOR A DISTANCE OF 36.19 FEET; THENCE RUN N 13°49'19" W, FOR A DISTANCE OF 69.43 FEET; THENCE RUN N 14°08'04" W, FOR A DISTANCE OF 66.81 FEET; THENCE RUN N 07°02'45" W, FOR A DISTANCE OF 46.23 FEET; THENCE RUN N 13°26'18" W, FOR A DISTANCE OF 64.47 FEET; THENCE RUN N 13°22'58" W, FOR A DISTANCE OF 85.30 FEET; THENCE RUN N 15°25'35" W, FOR A DISTANCE OF 33.28 FEET; THENCE RUN N 12°41'34" W, FOR A DISTANCE OF 35.62 FEET; THENCE RUN N 24°29'54" W, FOR A DISTANCE OF 37.69 FEET; THENCE RUN N 02°23'18" W, FOR A DISTANCE OF 40.10 FEET; THENCE RUN N 04°12'27" W, FOR A DISTANCE OF 70.28 FEET; THENCE RUN N 05°42'57" E, FOR A DISTANCE OF 45.75 FEET; THENCE RUN N 07°30'37" E, FOR A DISTANCE OF 59.89 FEET; THENCE RUN N 15°42'59" E, FOR A DISTANCE OF 71.47 FEET; THENCE RUN N 14°50'06" E, FOR A DISTANCE OF49.28 FEET; THENCE RUN N 10°00'54" E, FOR A DISTANCE OF 29.71 FEET; THENCE RUN E, FOR A DISTANCE OF 54.13 FEET; THENCE RUN N 13°30'38" DISTANCE OF 68.41 FEET; THENCE RUN N 10°15'05" E, FOR A 50.61 FEET; THENCE RUN N 01°13'28" E, FOR A DISTANCE OF THENCE RUN N 08°24'31" E, FOR A DISTANCE OF 32.24 FEET; S 52°10'19" E, FOR A DISTANCE OF 34.90 FEET; THENCE RUN E, FOR A DISTANCE OF 20.49 FEET; THENCE RUN N 84°30'58" DISTANCE OF 23.58 FEET; THENCE RUN N 40°49'29" E, FOR A 23.95 FEET; THENCE RUN N 45°44'26" E, FOR A DISTANCE OF THENCE RUN N 41°21'32" E, FOR A DISTANCE OF 26.80 FEET; N 35°19'47" E, FOR A DISTANCE OF 42.41 FEET; THENCE RUN E, FOR A DISTANCE OF 41.84 FEET; THENCE RUN N 40°16'35" DISTANCE OF 22.64 FEET; THENCE RUN N 37°45'30" E, FOR A N 25°34'00" E, FOR A DISTANCE OF 48.01 FEET; THENCE RUN N 89°25'27" E, FOR A DISTANCE OF 27.62 FEET; THENCE RUN N 31°44'58" E, FOR A DISTANCE OF 31.05 FEET; THENCE RUN N 61°07'12" E, FOR A DISTANCE OF 27.17 FEET; THENCE RUN S 57°28'52" E, FOR A DISTANCE OF 33.41 FEET; THENCE RUN S 25°20'23" E, FOR A DISTANCE OF 33.65 FEET; THENCE RUN S 44°33'18" E, FOR A DISTANCE OF 51.25 FEET; THENCE RUN S 43°49'24" E, FOR A DISTANCE OF 36.61 FEET; THENCE RUN S 45°08'44" E, FOR A DISTANCE OF 51.53 FEET; THENCE RUN S 28°53'28" E, FOR A DISTANCE OF 30.62 FEET; THENCE RUN S 31°59'49" E, FOR A DISTANCE OF 32.89 FEET; THENCE RUN S 40°04'43" E, FOR A DISTANCE OF 45.46 FEET; THENCE RUN S 40°14'55" E, FOR A DISTANCE OF 42.37 FEET; THENCE RUN S 44°33'31" E, FOR A DISTANCE OF 44.41 FEET; THENCE RUN S 42°53'55" E, FOR A DISTANCE OF 35.77 FEET; THENCE RUN S 38°53'22" E, FOR A DISTANCE OF 43.90 FEET; THENCE RUN S 36°18'50" E, FOR A DISTANCE OF 41.22 FEET; THENCE RUN S 46°49'31" E, FOR A DISTANCE OF 39.05 FEET; THENCE RUN S 33°34'33" E, FOR A DISTANCE OF 53.63 FEET; THENCE RUN S 53°05'44" E, FOR A DISTANCE OF 39.60 FEET; THENCE RUN S 57°24'53" E, FOR A DISTANCE OF 44.96 FEET; THENCE RUN S 57°48'22" E, FOR A DISTANCE OF 39.97 FEET; THENCE RUN S 50°22'59" E, FOR A DISTANCE OF 39.05 FEET; THENCE RUN S 33°23'06" E, FOR A DISTANCE OF 45.13 FEET; THENCE RUN S 03°54'37" W, FOR A DISTANCE OF 27.71 FEET; THENCE RUN S 21°32'30" W, FOR A DISTANCE OF 31.04 FEET; THENCE RUN S 02°40'26" E, FOR A DISTANCE

OF 30.14 FEET; THENCE RUN S 31°50'03" E, FOR A DISTANCE OF 31.20 FEET; THENCE RUN S 61°53'13" E, FOR A DISTANCE OF 30.16 FEET; THENCE RUN N 87°14'32" E, FOR A DISTANCE OF 31.76 FEET; THENCE RUN N 86°29'16" E, FOR A DISTANCE OF 41.09 FEET; THENCE RUN S 77°27'03" E, FOR A DISTANCE OF 30.67 FEET; THENCE RUN S 60°44'34" E, FOR A DISTANCE OF 40.40 FEET; THENCE RUN S 59°12'35" E, FOR A DISTANCE OF 24.57 FEET; THENCE RUN S 18°04'23" E, FOR A DISTANCE OF 19.56 FEET; THENCE RUN S 00°09'45" E, FOR A DISTANCE OF 24.32 FEET; THENCE RUN S 05°23'16" W, FOR A DISTANCE OF 22.52 FEET; THENCE RUN S 02°30'04" W, FOR A DISTANCE OF 25.16 FEET; THENCE RUN S 20°58'34" E, FOR A DISTANCE OF 18.40 FEET; THENCE RUN S 50°14'12" E, FOR A DISTANCE OF 29.25 FEET; THENCE RUN S 70°02'13" E, FOR A DISTANCE OF 20.54 FEET; THENCE RUN N 83°46'44" E, FOR A DISTANCE OF 13.44 FEET; THENCE RUN N 65°46'35" E, FOR A DISTANCE OF 23.49 FEET; THENCE RUN N 67°48'05" E, FOR A DISTANCE OF 23.85 FEET; THENCE RUN N 55°05'35" E, FOR A DISTANCE OF 19.64 FEET; THENCE RUN N 68°07'56" E, FOR A DISTANCE OF 11.19 FEET; THENCE RUN N 08°27'56" E, FOR A DISTANCE OF 16.56 FEET; THENCE RUN N 17°41'27" E, FOR A DISTANCE OF 22.94 FEET; THENCE RUN N 06°20'16" E, FOR A DISTANCE OF 21.18 FEET; THENCE RUN N 20°19'26" E, FOR A DISTANCE OF 24.22 FEET; THENCE RUN N 01°05'31" W, FOR A DISTANCE OF 24.49 FEET; THENCE RUN N 04°05'31" W, FOR A DISTANCE OF 24.14 FEET; THENCE RUN N 01°54'46" W, FOR A DISTANCE OF 29.50 FEET; THENCE RUN N 16°51'48" W, FOR A DISTANCE OF 27.56 FEET; THENCE RUN N 27°47'42" W, FOR A DISTANCE OF 22.16 FEET; THENCE RUN N 44°26'12" W, FOR A DISTANCE OF 18.76 FEET; THENCE RUN N 55°30'58".W, FOR A DISTANCE OF 19.11 FEET; THENCE RUN N 40°04'30" W, FOR A DISTANCE OF 19.77 FEET; THENCE RUN N 17°47'43" W, FOR A DISTANCE OF 21.01 FEET; THENCE RUN N 15°34'58" W, FOR A DISTANCE OF 18.40 FEET; THENCE RUN N 17°19'12" W, FOR A DISTANCE OF 21.70 FEET; THENCE RUN N 29°05'42" W, FOR A DISTANCE OF 20.05 FEET; THENCE RUN N 37°32'04" W, FOR A DISTANCE OF 19.06 FEET; THENCE RUN N 45°25'11" W, FOR A DISTANCE OF 25.69 FEET; THENCE RUN N 49°28'23" W, FOR A DISTANCE OF 19.44 FEET; THENCE RUN N 42°57'48" W, FOR A DISTANCE OF 20.85 FEET; THENCE RUN N 29°19'06" W, FOR A DISTANCE OF 25.67 FEET; THENCE RUN N 25°57'02" W, FOR A DISTANCE OF 23.30 FEET; THENCE RUN N 22°53'00" W, FOR A DISTANCE OF 17.52 FEET; THENCE RUN N 16°47'03" W, FOR A DISTANCE OF 25.02 FEET; THENCE RUN N 18°48'53" W, FOR A DISTANCE OF 24.80 FEET; THENCE RUN N 13°36'34" W, FOR A DISTANCE OF 20.82 FEET; THENCE RUN N 13°19'22" W, FOR A DISTANCE OF 21.96 FEET; THENCE RUN N 08°51'11" W, FOR A DISTANCE OF 14.79 FEET; THENCE RUN N 10°29'43" E, FOR A DISTANCE OF 19.90 FEET; THENCE RUN N 09°43'36" W, FOR A DISTANCE OF 26.39 FEET; THENCE RUN N 03°32'15" E, FOR A DISTANCE OF 20.08 FEET; THENCE RUN N 06°17'44" E, FOR A DISTANCE OF 20.81 FEET; THENCE RUN N 61°42'00" W, FOR A DISTANCE OF 5.33 FEET; THENCE RUN S 89°39'30" W. FOR A DISTANCE OF 6.26 FEET; THENCE RUN S 47°02'12" W, FOR A DISTANCE OF 13.76 FEET; THENCE RUN N 80°47'43" W, FOR A DISTANCE OF 13.18 FEET, TO A POINT OF THE EASTERLY LINE OF LOT 4, BASSETT CREEK SUBDIVISION, ACCORDING TO THE UNRECORDED PLAT, PREPARED BY GEE & JENSON, DATED JANUARY, 1980; (SAID LAST 259 MENTIONED COURSES BEING COINCIDENT WITH THE MEAN HIGH WATER LINE OF THE WATERS OF HOBE SOUND) THENCE RUN NORTH, ALONG SAID EASTERLY LINE FOR A DISTANCE OF 201.46 FEET, TO THE NORTHEASTERLY CORNER OF SAID LOT 4; THENCE RUN S 67°26'44" W, ALONG THE NORTHERLY LINE OF SAID LOT 4, FOR A DISTANCE OF 15.13 FEET; THENCE RUN N 35°48'15" E, FOR A DISTANCE OF 159.85 FEET; THENCE RUN N 25'20'00" E, ALONG THE SOUTHEASTERLY LINE OF LOT 3, OF SAID SUBDIVISION, FOR A DISTANCE OF 43.60 FEET; THENCE RUN N 62°54' 47" W, ALONG THE NORTHEASTERLY LINE OF SAID LOT 3, FOR A DISTANCE, OF 19.72 FEET; THENCE RUN N 63°08'33 E, FOR A

DISTANCE OF 131.65 FEET; THENCE RUN S 20°18'39" E, ALONG THE EASTERLY LINE OF LOT 2, OF SAID SUBDIVISION, FOR A DISTANCE OF 32.06 FEET; THENCE RUN N 35°00'00" E, FOR A DISTANCE OF 117.79 FEET; THENCE RUN S 68°45'56" E, FOR A DISTANCE OF 34.73 FEET; (SAID LAST TWO MENTIONED COURSES BEING COINCIDENT WITH THE SOUTHERLY LINE OF LOT 1, OF SAID SUBDIVISION) THENCE RUN S 23°21'00" E, ALONG THE WESTERLY LINE OF THE SOUTHERLY 50 FEET OF LOT 241, BLOCK 76 AND IT'S SOUTHERLY EXTENSION ACROSS PITOU TRAIL AND THE WESTERLY LINE OF LOTS 232 THROUGH 240, BLOCK 77, ALL OF THE SAID ISLAND BEACH REVISED PLAT NO. 2, FOR A DISTANCE OF 1000.00 FEET; THENCE RUN S 66°39'00" W, ALONG THE WEST¬ERLY EXTENSION OF THE SOUTHERLY LINE OF SAID LOT 232, FOR A DISTANCE OF 15.00 FEET; THENCE RUN S 23°21'00" E, ALONG A LINE 15.00 FEET WESTERLY OF AND PARALLEL WITH, AS MEASURED ON THE PERPENDICULAR TO, THE WESTERLY LINE OF LOTS 229-1/2, BLOCK 78 AND LOTS 230 AND 231, BLOCK 77, OF THE SAID ISLAND BEACH REVISED PLAT NO. 2, FOR A DIS¬TANCE OF 200.00 FEET; THENCE RUN S 66°39'00" W, ALONG THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF SAID LOT 229-1/2, FOR A DISTANCE OF 15.00 FEET; THENCE RUN S 23°21'00" E, ALONG A LINE 30.00 FEET WESTERLY OF AND PARALLEL WITH, AS MEASURED ON THE PERPENDICULAR TO, THE WESTERLY LINE OF SAID BLOCK 78, FOR A DISTANCE OF 200.00 FEET; THENCE RUN S 66°39'00 W, ALONG THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 228, FOR A DISTANCE OF 5.00 FEET; THENCE RUN S 23° 21'00" E, ALONG A LINE 35.00 FFET WESTERLY OF AND PARALLEL WITH, AS MEASURED ON THE PERPENDICULAR TO, THE WESTERLY LINE OF SAID BLOCK 78, FOR A DISTANCE OF 100.00 FEET; THENCE RUN S 66°39'00" E, ALONG THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 27, SAID BLOCK 78, FOR A DISTANCE OF 5.00 FEET; THENCE RUN S 23°21'00" E, ALONG A LINE 30.00 FEET WESTERLY OF AND PARALLEL WITH, AS MEASURED ON THE PERPENDICULAR TO. THE SAID WESTERLY LINE OF BLOCK 78, FOR A DISTANCE OF 100.00 FEET; THENCE RUN N 66°39'00" E, ALONG THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 226, FOR A DISTANCE OF 30.00 FEET; THENCE RUN S 23°21'00" E, ALONG THE WESTERLY LINE OF WARNER ESTATE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15 AT PAGE 14, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, FOR A DISTANCE OF 300.00 FEET; THENCE RUN N 66°39'00 E, ALONG THE SOUTHERLY LINE OF SAID WARNER ESTATE, FOR A DISTANCE OF 125.00 FEET; THENCE RUN S 23°21'00" E, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF GOMEZ ROAD, FOR A DISTANCE OF 150.00 FEET, TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE. HAVING A RADIUS OF 190.56 FEET AND A CENTRAL ANGLE OF 47°42'00", FOR AN ARC DISTANCE OF 158.65 FEET, TO A POINT OF REVERSE CURVATURE; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CIRCULAR CURVE, HAVING A RADIUS OF 130.56 FEET AND A CENTRAL ANGLE OF 47°42'00", FOR AN ARC DISTANCE OF 108.69 FEET; THENCE RUN S 66°41'15" W, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF DELESPINE TRAIL, FOR A DISTANCE OF 530.00 FEET; THENCE RUN S 23°18'15" E, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF LINKS ROAD, FOR A DISTANCE OF 2125.00 FEET, TO A POINT; (SAID POINT BEING 2.50 FEET NORTHERLY OF THE SOUTHERLY RIGHT-OF-WAY LINE OF BUNKER HILL ROAD; THENCE RUN S 66°13'54" W, ALONG THE SAID SOUTHERLY LINE OF AN EGRESS-INGRESS EASEMENT FOR RIVERVIEW ROAD, FOR A DISTANCE OF 226.46 FEET; THENCE RUN N 72°53'23" W, FOR A DISTANCE OF 156.39 FEET; THENCE RUN S 42°10'37" W, FOR A DISTANCE OF 50.60 FEET, TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE RUN SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY, ALONG THE

ARC OF SAID CURVE, HAVING A RADIUS OF 21.65 FEET AND A CENTRAL ANGLE OF 58°00'00", FOR AN ARC DISTANCE OF 21.92 FEET, TO THE POINT OF BEGINNING.
TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND:
THAT PORTION OF LOTS 78 THROUGH 85, GOMEZ GRANT AND JUPITER ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1 AT PAGE 80, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, ALSO DESIGINATED AS "GOLF LINKS" ON THE SAID PLAT OF THE ISLAND BEACH REVISED PLAT NO. 2, LYING NORTHERLY OF THE NORTHERLY LINE OF BLOCK 98; SOUTHERLY OF THE SOUTHERLY RIGHT-OF-WAY LINE OF DELESPINE TRAIL; WESTERLY OF THE WESTERLY RIGHT-OF-WAY LINE OF S. BEACH ROAD AND EASTERLY OF THE EASTERLY RIGHT-OF-WAY LINE OF GOMEZ ROAD, AS SHOWN ON THE SAID PLAT OF THE ISLAND BEACH REVISED PLAT NO. 2.
PARCEL 2 (THE SQUARE)
Lots 1 and 18, Block 102, Island Beach Revised Plat 2, according to the Plat thereof recorded in Plat Book 2, Page 44, Public Records of Palm Beach (now Martin) County, Florida.
AND
PARCEL 3 (COTTAGES):
Lots 1, 2 and 4, Block 100; Lots 1, 2, 17 and 18, Block 101, Island Beach Revised Plat 2, according to the Plat thereof recorded in Plat Book 2, Page 44, Public Records of Palm Beach (now Martin) County, Florida.
AND
PARCEL 4 (BEACH FRONT PARCEL)
Southerly 50 feet of Lots 19 and 20, Block 99, Island Beach Revised Plat 2, according to the Plat thereof recorded in Plat Book 2, Page 44, Public Records of Palm Beach (now Martin) County, Florida.
AND
PARCEL 5:
Lots 3 and 5 through 10, Block 100, Island Beach Revised Plat 2, according to the Plat thereof recorded in Plat Book 2, Page 44, Public Records of Palm Beach (now Martin) County, Florida. (Beach Club)
AND
PARCEL 6 (RIVERVIEW COTTAGES):
A portion of Lot 86, GOMEZ GRANT and JUPITER ISLAND, according to the Plat thereof, as recorded in Plat Book 1, at Page 80, of the Public Records of Palm Beach (now Martin) County, Florida, lying east of the river, being more particularly described as follows:
Commence at the intersection of the center lines of Bunker Hill Road & Links Road, as shown on the unrecorded plat of Proposed Addition to Island Beach Revised Plat No. 2, prepared by Stafford & Brock, March 5, 1956; thence run S 66'1222" W, (along centerline of Bunker Hill Road extended southwesterly) for a distance of 238.00 feet; thence run N 72°53'38" W, for a distance of 183.00 feet; thence run N 70°17'23" W, for a distance of 54.50 feet, to the radius point of a circular drive, as shown on aforesaid unrecorded plat; thence run S 26°32'21" E, for a distance of 54.50 feet; thence run S 15°49'38" E, along the easterly property line of that certain parcel of land, formerly owned by Mrs. Joseph V. Reed, Sr., for a distance of 53.40 feet, to the Point of Beginning, of the following described parcel of land; thence continue S 15°49'38" E, for a distance of 327.03 feet to the waterward face of a rock bulkhead (also being the mean high water line of Hobe Sound); thence run S 71°18'34 E for a distance of 21.55 feet; thence run S 81°40'23" E for a distance of 16.15 feet; thence run S 81°41' 22" E. for a distance of 20.64 feet; thence run S 82°18'04" E for a distance of 21.29 feet; thence run S 78°56'49" E for a distance of 14.43 feet; thence run S 81°49'01" E for a distance of 17.96 feet; thence run S 85°36'42" E for a distance of 20.55 feet; thence run S 83°53'51"E for a distance of 32.74 feet; thence run N 88°28'58" E for a distance of 11.57 feet; (said last nine mentioned courses being coincident with the waterward face of the rock

bulkhead, also being the mean high water line of Hobe Sound); thence run N 15°49'38" W for a distance of 140.09 feet; thence run S 74°10' 22" W, for a distance of 151.00 feet; thence run N 15° 49' 38" W, along a line 10.00 feet easterly of and parallel to, as measured on the perpendicular to, the said easterly property line, for a distance of 258.72 feet, to a point of curvature of a circular curve to the right, having a radius of 11.65 feet and central angle of 58°00'00", for an arc distance of 11.79 feet, to the point of tangency; thence run N 42°1022" E, for a distance of 61.40 feet, to the edge of the pavement of Bunker Hill Road; thence run N 71°48'59" W, along said edge of pavement, for a distance of 10.95 feet; thence run S 42°10'22" W, for a distance of 56.95 feet, to a point of curvature, of a circular curve to the left, having a radius of 21.65 feet and a central angle of 58°00'00", for an arc distance of 21.92 feet, to the point of tangency and the Point of Beginning.

PARCEL II:
PA #35-38-42-009-103-00111-7
That portion of Lot 89, GOMEZ GRANT and JUPITER ISLAND, according to the Plat thereof, as recorded in Plat Book 1, at Page 80, of the Public Records of Palm Beach (now Martin) County, Florida, lying west of River Road and being parallel to Lots 11 and 12, Block 103, Island Beach Revised Plat 2, according to the Plat thereof recorded in Plat Book 2, Page 44, Public Records of Palm Beach (now Martin) County, Florida.

Sec. 1.03. - Amendment.

A. The town commission may from time to time on its own motion, or on petition of a property owner or group of property owners, or on recommendation of the local planning agency, amend, supplement or repeal these regulations or any part thereof. Any such amendment, supplement or repeal of the Code shall be made in accordance with the requirements of F.S. § 166.041, as amended from time to time.

B. In reviewing any application for an amendment to the text of these land development regulations, the town commission shall consider whether the proposed amendment is consistent with and furthers the goals, policies and objectives of the comprehensive plan, and the purposes of these land development regulations and other town ordinances that implement the comprehensive plan.

ARTICLE II – DEFINITIONS

Sec.1.00 – Definitions.

***Golf course architecture*: The term used to describe the process necessary for creating and maintaining a functional golf course, requiring the use of engineering, landscape design, and environmental science.**

ARTICLE III, DIVISION 9 – "RCD DISTRICT": RECREATION CLUB DISTRICT

- **Sec. 9.00. - Permitted uses.**

The following uses are permitted in the RCD District:

A. Private recreational clubs.

B. Medical facilities open to the general public which do not exceed 1,000 square feet of floor area in the aggregate.

C. Accessory uses to private recreational clubs which are available only to serve the members and guests of such clubs, including the following:

1. Stores and shops;

2. Personal service shops;

3. Offices, restaurants and similar community services;

4. Docks, **marina facilities,** dune crossovers, and accessory uses;

5. Lodging houses for club members and guests;

6. Dormitories for club employees;

7. Such accessory buildings and uses as are normally incident to the uses permitted in the District; and

8. Other uses, if approved by the town commission upon a showing by the applicant that the proposed use is of the same general character as one or more of the listed permitted uses.

(Ord. No. 312, § 4, 7-10-07; Ord. No. 349, § 2, 12-16-14)

- **Sec. 9.01. - Prohibited uses.**

Any use not specifically permitted in these regulations is prohibited in the RCD District.

Reverse osmosis plants, except if the reverse osmosis plant is approved by the board of adjustment as an accessory use in accordance with article IV, division 6.

(Ord. No. 312, § 4, 7-10-07; Ord. No. 337, § 8, 12-13-11; Ord. No. 349, § 2, 12-16-14; Ord. No. 401, § 10, 12-6-24)

- **Sec. 9.02. - Development standards.**

Development within the RCD District shall comply with the following standards:

A. *Building height.* The height of any building shall not exceed two stories.

B. *Maximum lot coverage.* The total amount of coverage for all buildings, including accessory buildings, shall not exceed 25 percent of the lot area on which the principal permitted use is located.

C. *Required yards.* Each building **not a legacy improvement** shall have front, side and rear yard depths equal to or greater than ~~the yards required in the A-80 District~~**30 feet from Links Road and South Beach Road, 20 feet from Gomez Road, and no other yard depth requirements exist**.

D. *Permitted encroachments.*

1. Eaves and overhangs of 30 inches in depth may encroach into any required yard.

2. Any structure used for irrigation or used in connection with producing water from wells within the RCD District may be located within required front, side and rear yards provided that such structure is screened by landscape material.

E. ***Legacy Development Standards.***

Legacy improvement(s) **means the RCD District existing improvements as of [INSERT DATE, 2026], as more particularly described or depicted in Exhibit "D." These improvements create the district's distinctive or historical character, reflecting its architectural heritage, and serve to:**

(i) Represent or reflect elements of the town's cultural and social history;
(ii) Safeguard its historic and cultural resources;
(iii) Stabilize and enhance property values and community prosperity;
(iv) Foster civic pride in the town's open spaces and architectural theme; and
(v) Promote the health, education, recreation, and welfare of residents and visitors.

The legacy improvements are deemed conforming to the Jupiter Island Land Development Regulations as amended. If any legacy improvement does not conform to any other provision of the Jupiter Island Land Development Regulations but for the previous sentence, the other provision of the Jupiter Island Land Development Regulations shall be subordinate to and governed by this Section.

Legacy improvements may be altered, expanded, replaced, or redeveloped as conforming improvements, provided that:

1. **The proposed work does not enhance the nonconformity though it need not replicate the original structure (*see* Illustration 22);**
2. **The proposed work does not result in creating more floor area seaward of the oceanfront waterfront setback line; and**
3. **The improvement maintains the same or similar character and architectural style, unless prohibited by state or federal regulations.**

(Ord. No. 312, § 4, 7-10-07; Ord. No. 349, § 2, 12-16-14)

ARTICLE IV, DIVISION III, SEC. 3.20. - Pond design, construction, and maintenance.

A. Maximum pond size (surface area) shall be 30 percent of total allowable floor area for the property.

B. Pond setbacks shall equal or exceed all front, side and rear yard setback lines, or from the waterfront setback lines for properties located along the Intracoastal or ocean.

C. Pond slopes shall not exceed a 4:1 pitch and pond depth shall not to exceed four feet.

D. Six-foot high structural barriers (walls or fences) shall be installed along lot lines of neighboring properties.

E. All ponds shall be lined with an EPDM rubber (or equivalent) liner.

F. All ponds shall be provided with the circulation and filtration of water.

G. Back-up power shall be provided to all pond equipment.

H. Minimum pond water levels per the plans shall be maintained, except to the extent not allowed by law during times of water restrictions.

I. All pond equipment shall meet the setback and burial requirements of mechanical equipment found in article IV, section 3.18.

J. Ponds with a water depth of 24 inches or greater shall be posted "No Swimming".

K. Natural (such as the use of certain fish), mechanical, or chemical means to mitigate the nuisances of mosquitoes and frogs shall be supplied to the pond.

L. All ponds shall have properly engineered stormwater management to handle overflows and contain the water on the property.

M. A basic operations and maintenance agreement shall be executed between the town and property owner, in recordable format, stipulating that the town has the ability to mitigate a pond that is not maintained to these standards or mitigate a pond that becomes a nuisance. All costs borne by the town shall be paid by the pond owner.

N. The owner shall provide a plan to the town to mitigate offensive sound/noise created from animals attracted to the pond, the movement of water, and pond equipment.

O. The pond shall be maintained in good working condition at all times, in a manner consistent with the pond plans, specifications, and applicable laws and regulations.

P. Pond maintenance shall include, without limitation, performing the following on a regular basis:

1. Keeping the pond in a clean, safe, and sanitary condition; and

2. Mowing the grass around the pond and removing all debris from the pond.

Q. Owner shall provide annually to the town a statement that the pond is being maintained in compliance with the pond maintenance standards.

R. This Sec. 3.20 shall not be applicable to any pond located in the RCD District, as more particularly described in Article III, Division 9, Division 10, Division 11, and the Town of Jupiter Island Zoning Map, as may be amended from time to time.

CHAPTER 9, ARTICLE III. – NOISE

- **Sec. 9-56. - Purpose.**

This article is enacted to protect, preserve and promote the health, safety, welfare, peace and quiet of the citizens of the town through the reduction, control, and prevention of loud and raucous noise, or any noise which unreasonably disturbs, injures or endangers the comfort, repose, health, peace or safety of reasonable persons of sensitivity.

(Ord. No. 265, § 1, 10-17-01)

- **Sec. 9-57. - Findings.**

(a) Loud and raucous noise degrades the environment of the Town to a degree that:

(1) Is harmful to the health, welfare and safety of its inhabitants and visitors;

(2) Interferes with the comfortable enjoyment of life and property;

(3) Interferes with the well being, tranquility and privacy of the home; and

(4) Both causes and aggravates health problems.

(b) Both the effective control and the elimination of loud and raucous noise are essential to the health and welfare of the town's inhabitants and visitors, and to the conduct of the normal pursuits of life, including recreation, work and communication.

(c) The use of sound amplification equipment creates loud and raucous noise that may, in a particular manner and at a particular time and place, substantially and unreasonably invade the privacy, peace and freedom of inhabitants of, and visitors to, the town.

(Ord. No. 265, § 1, 10-17-01)

- **Sec. 9-58. - Unreasonably loud noise prohibited.**

At all times, it shall be unlawful for any person to cause or permit to originate from the real property he or she controls any sound that crosses the real property line at a volume that is unreasonably loud.

(Ord. No. 265, § 1, 10-17-01)

- **Sec. 9-59. - Definitions.**

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Plainly audible means the sound can be clearly heard by a person of normal sensibilities using only unaided auditory senses but shall not include sounds which are just barely audible. With respect to music, the detection of a rhythmic base reverberating type sound, beat or cadence shall be deemed plainly audible.

Property line means an imaginary line along the ground surface, and its vertical extension, which separates the real property owned by a person from that owned by another person.

Receiving property means any residence or place of business into which sound, not originating therefrom, is traveling.

Unreasonably loud means noise that is plainly audible inside a receiving property across a property line.

(Ord. No. 265, § 1, 10-17-01; Ord. No. 352, § 1, 5-6-15; Ord. No. 359, § 1, 6-14-16)

- **Sec. 9-60. - Exemptions.**

The following uses and activities shall be exempt from the requirements of section 9-58.

(1) Construction related activities pursuant to a valid building permit which are otherwise in compliance with the Town's Code relating to construction.

(2) Special events for which temporary permits or approvals have been granted by the town manager or his designee to allow noise prohibited by section 9-58 when produced by a temporary use or activity that does not significantly endanger the health, safety or welfare of the neighborhood. Said permits or approvals shall describe any reasonable conditions necessary to minimize any adverse effect upon the community.

(3) Cries for emergency assistance and warning calls.

(4) Radios, sirens, horns and bells and other sounds created by police, fire and other emergency response vehicles.

(5) Parades, fireworks displays, special events and other activities for which a permit has been obtained from the town.

(6) Noises resulting from emergency work.

(7) Interior fire alarms and interior burglar alarms, exterior bells and chimes of churches or other religious institutions

(8) Activities conducted by the town or its contractors relating to public projects on town properties or rights-of-way or in connection with beach restoration projects.

(Ord. No. 265, § 1, 10-17-01; Ord. No. 352, § 2, 5-6-15)

- **Sec. 9-61. - Prohibited noises.**

The following noises and other noises of the same characteristics, intensity and/or annoyance shall be prohibited at all times and at all places within the limits of the town.

(1) The sounding of any horn or signal device on automobiles, motorcycles, buses or other vehicles while not in motion, except as a danger signal if another vehicle is approaching apparently out of control, or if in motion, only as a danger signal after, or as brakes are being applied and deceleration of the vehicle is intended; the creation by means of any such signal device of any reasonable long or harsh sound; and the sounding of any such device for an unnecessary and unreasonable period of time.

(2) The keeping of any animal or bird which by causing frequent or long continued noises shall disturb the comfort and repose of any person in the vicinity.

(3) The use of any automobile, motorcycle or vehicle so out of repair, so loaded, or in such a manner as to create loud and unnecessary grating, grinding, rattling or other noises.

(4) The discharge into the open air of the exhaust of any engine, stationary internal combustion engine, motor vehicle or motor boat engine except through a muffler or other device which will effectively prevent loud and explosive noises therefrom.

(5) The creation of any loud or excessive noises in connection with the loading or unloading of any vehicle or the opening and destruction of bales, boxes crates and containers.

(6) The shouting and crying of peddlers, hawkers, etc., which disturb the peace and quiet of the neighborhood.

(7) The use of any drum, loudspeaker or other instrument or device for the purpose of attracting attention by the creation of noise to any performance, show or sale or display of merchandise.

(8) The utilization of any vehicle on any public street, avenue or alley in the town, while such vehicle is in motion or is stopped or parked, in or upon which the vehicle is functioning or being used or operated any mechanical loudspeaker, sound amplifier or other mechanical or musical sound-making device.

(9) The use of any mechanical loudspeaker or amplifier in connection with which there are any openings or outlets from the interior to the exterior of the building in which said loudspeaker or amplifier is located or the use of any loudspeaker or amplifier (including burglar alarm devices) which is affixed to the exterior wall or premises of any building; provided, however that the provisions of this section shall not apply to amplifiers or mechanical loudspeakers the sound from which cannot be heard outside the property line of its source and shall not apply to any amplifier or mechanical loudspeaker used directly in connection with events or functions of a public or civic nature conducted in public parks or on other public property.

(10) The operation of any air conditioning, mechanical, ventilating or refrigerating equipment in such condition or in such a manner as to cause noises which unreasonably disturb the peace and quiet of the neighborhood or in conflict with the Town's Land Development Regulations, Article IV, Supplemental Regulations, Section 3.18, Mechanical Equipment.

(11) The use of mechanical loudspeakers or amplifiers in any moving airplane or any other kind of aircraft over any part of the town for advertising or other purposes.

(Ord. No. 265, § 1, 10-17-01; Ord. No. 352, § 3, 5-6-15)

Sec. 9-62. - Construction related activities; lawn maintenance activities.

(a) *Definitions.*

(1) *"Winter season"* means the period between November 1 and April 30.

(2) *"Summer season"* means the period between May 1 and October 31.

(3) *"Legal holidays"* means the following holidays: New Year's Day (January 1), Memorial Day (Last Monday in May), Independence Day (July 4), Labor Day (1st Monday in September), Thanksgiving Day (4th Thursday in November) and the Friday immediately following Thanksgiving Day, Christmas Day (December 25) and the day immediately following Christmas

Day and when Christmas Day falls on a Saturday or Sunday, the Friday immediately preceding Christmas weekend and the Monday following Christmas weekend.

(4) *"Lawn maintenance equipment"* means motorized or powered equipment which is used to maintain lawns, trees, and landscaping, including but not limited to lawn mowers/yard tractors, chainsaws, lawn aerators, sod cutters, edgers, stump grinders, hedge trimmers, leaf blowers, lawn vacuum machines and monofilament line grass trimmers.

(5) *"Leaf blowers"* means any air blowing machine powered by gas or electricity to create a concentrated stream of air to push, or blow dirt, dust, leaves, grass clippings, trimmings, or debris.

(b) *Use of restricted equipment.*

(1) *Applicability.* Use of the following "restricted equipment" or engagement in the following activities during construction is restricted as provided in this section:

a. Compressors, gas- or diesel-engine driven for operating jack hammers, riveting or drilling devices.

b. Cranes of all weights and types and other related construction equipment such as, but not limited to, concrete pumps, pile driving, excavation and demolition.

c. Dredges, of all types.

d. Dry sandblasting machines and jackhammers.

e. Gasoline, diesel and/or steam engines that are operated in such a manner as to:

1. Emit offensive odors which are materially perceptible from any property line; or

2. Produce noise in excess of 60 decibels (dbs), measured at any property line.

f. Hammer-driven piledrivers, of all types.

g. Hammers, of all types, when used for metal-to-metal work that is not hammer-to-nail.

h. Power saws, band, cut-off and table, unless housed in a "dried-in" structure.

i. Radio, audio equipment or loudspeakers used in a manner that produces noise which is unreasonably loud.

j. Tractors, over two tons, which are rigged for earth moving or land clearing operations.

k. Any construction equipment, device or activity, which though otherwise permitted, produces noise in excess of 72 decibels (dbs), measured:

1. Fifty feet from the construction activity, or

2. From the property line nearest to where the construction activity is taking place, whichever is greater.

(2) *Restrictions.* The use of "restricted equipment" is restricted as follows:

a. Use of restricted equipment is prohibited during the winter season.

b. Use of restricted equipment during the summer season is permitted only during the hours of 7:30 a.m. to 6:00 p.m., Monday through Friday.

c. Use of restricted equipment is prohibited on legal holidays.

(3) *Exceptions.* The following are exempt from the restrictions of this section:

a. Operation of restricted equipment relating to essential services of the town;

b. Operation of restricted equipment to protect the public health, safety, and welfare during emergency conditions; and

c. Operation of restricted equipment for repairs, improvements or landscape work on permitted projects for a period of less than one week upon prior written approval of the town's building official. A written request defining the specific nature of the work, its duration and the equipment involved shall be submitted to the town's building official at least five working days prior to commencement of the work.

The building official may approve such work only upon being assured that the proposed use of equipment will not exceed established noise level restrictions nor excessively impact the inhabitants of adjoining properties and public roadways. The building official may establish terms and conditions relating to the work, if approved.

d. Operation of restricted equipment for construction activities located in and for the RCD District as described in the Town's Land Development Regulations Article III, Division 9 and the Town of Jupiter Island Zoning Map, as may be amended from time to time, relating to (i) the golf course architecture and (ii) any other activities (A) not located in Cottage Row (south of Estrada Road between Gomez Road and South Beach Road) and (B) more than 100 feet from any residential zoning district, as described in the Town's Land Development Regulations Article III and the Town of Jupiter Island Zoning Map, as may be amended from time to time.

(c) *Working hours for construction.*

(1) During the winter season, construction work is restricted to the following hours:

a. 8:30 a.m. to 5:30 p.m., Monday through Friday; and

b. 8:30 a.m. to 1:00 p.m. on Saturday.

(2) During the summer season, construction work is restricted to the following hours:

a. 7:30 a.m. to 6:00 p.m., Monday through Friday; and

b. 8:30 a.m. to 5:00 p.m. on Saturday, upon prior written approval of the administrative official, which shall be granted if the applicant demonstrates that the construction work will not excessively impact inhabitants of adjoining properties.

(3) Construction work is prohibited on legal holidays.

(d) *Working hours for lawn maintenance.*

(1) During the winter season. operation of lawn maintenance equipment is restricted to the hours of 8:30 a.m. to 5:30 p.m., Monday through Friday, and from 8:30 a.m. to 1:00 p.m. on Saturday.

(2) During the summer season, operation of lawn maintenance equipment is restricted to the hours of 7:30 a.m. to 6:00 p.m., Monday through Friday, and from 8:30 a.m. to 5:00 p.m. on Saturday.

(3) Operation of lawn maintenance equipment is prohibited on legal holidays.

(e) *Use of leaf blowers on residential properties and town-owned public lands.*

(1) Effective November 1, 2025, the use of gas-powered leaf blowers is prohibited on properties zoned for residential and public lands uses according to the town's zoning map.

(2) Continued use of gas-powered leaf blowers may be permitted on properties zoned for recreation and conservation uses according to the town's current zoning map and only in accordance with the noise and sound requirements of this section.

(3) Continued use of gas-powered leaf blowers is also permitted for use by the town to clear roads, parking lots, and other paved surfaces within the town.

(f) *[Decibel levels.]* The sound produced by lawn maintenance equipment shall not exceed 69 decibels (dbs), measured:

(1) Fifty feet from the point of operation of the equipment, or

(2) From the nearest property line to where the equipment is operated, whichever is greater.

(3) Leaf blowers, backpack sprayers and hand-held blowers shall be limited to a maximum decibel level that shall not exceed 65 (dbs) at a distance of 30 feet from the point of operation of the equipment or from the nearest property line to where the equipment is operated, whichever is greater.

(g) *Maintenance of construction sites.* It is the responsibility of the person, firm or corporation indicated on the development permit to maintain the site in a neat and orderly manner, including

broom-cleaning the site each day, and preventing unsightly piles of trash and debris from gathering during the course of construction.

(h) *Avoidance of nuisance.* When land has been cleared pursuant to a land clearing permit, the permittee shall either resod or replant the cleared area or periodically sprinkle the area ground to prevent windblown dust or dirt from creating a nuisance to other properties.

(i) *[Violations.]* Each separate violation and each day of a continuing violation shall be considered a separate offense.

(j) [*Shutdown order.]* In case of three or more violations of section 9-62(b) or (c) (Use of restricted equipment, Working hours for construction) the administrative official shall order the project to be shut down for the remainder of the winter season. If a shutdown order is issued, the site must be rendered safe and secure to the satisfaction of the administrative official within five working days.

(Ord. No. 285, § 1, 9-22-03; Ord. No. 299, §§ 1, 2, 10-4-05; Ord. No. 301, § 1, 2-15-06; Ord. No. 310, § 1, 3-15-07; Ord. No. 346, § 1, 2-18-14; Ord. No. 359, § 2, 6-14-16; Ord. No. 366, § 1, 7-11-17; Ord. No. 370, § 1, 3-12-18; Ord. No. 403, § 1, 4-16-25)

- **Sec. 9-63. - Penalties.**

The following civil fines shall be imposed for violations of this chapter:

(1) The first offense will be a written warning.

(2) The second offense, $100.00 fine.

(3) The third offense and each offense thereafter (within one year of the first offense), $500.00 fine.

A violator who has been served with a notice of violation shall elect to either:

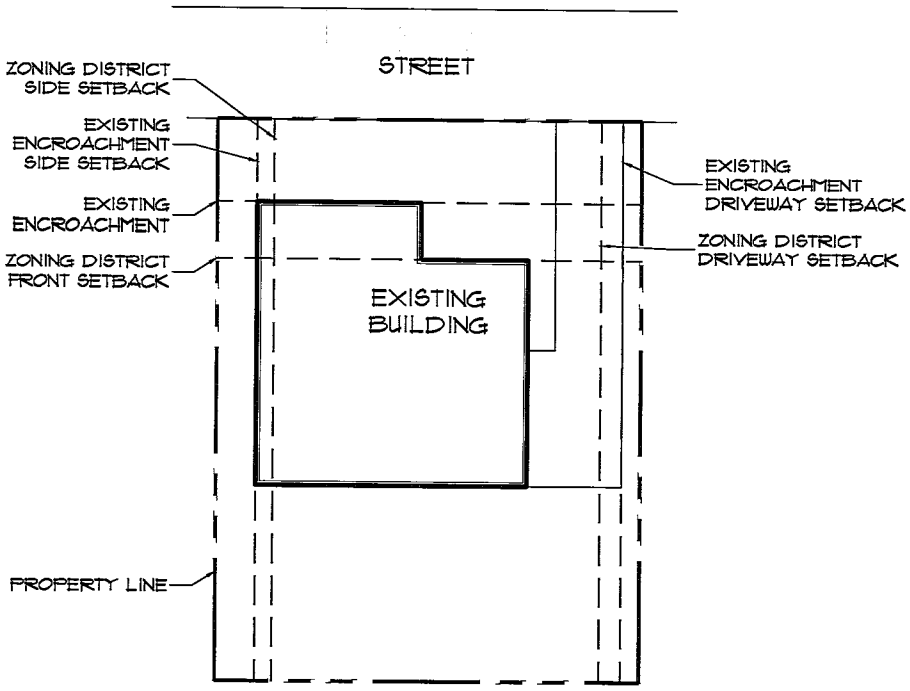
(1) Pay the civil fine in the manner indicated on the notice; or

(2) Request an administrative hearing before the town's code enforcement board to appeal the decision that has resulted in the issuance of the notice of violation.

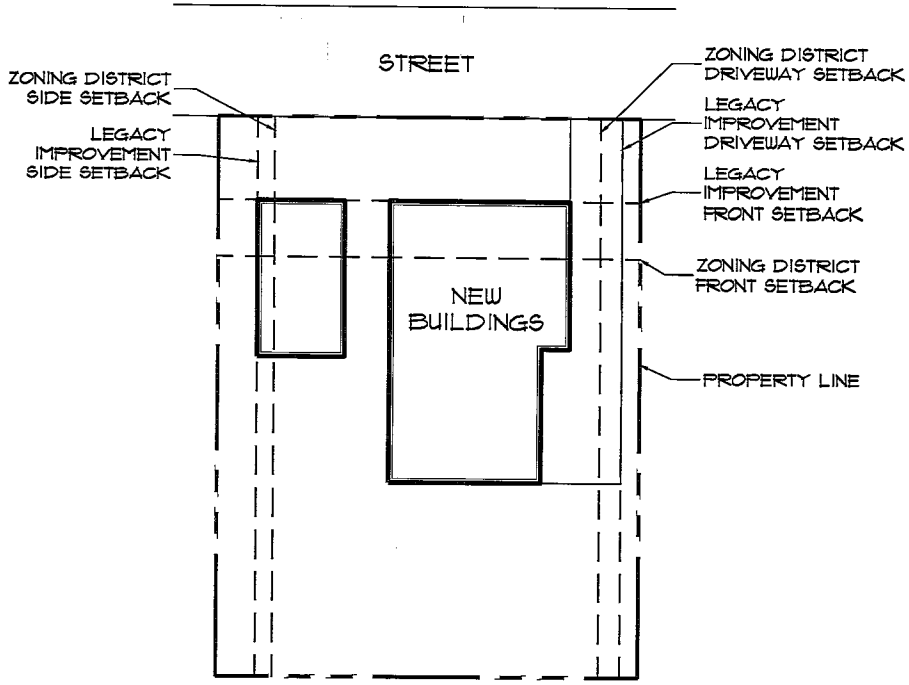
As an alternative means of enforcement, the town may employ the penalties prescribed pursuant to section 1-14 of the Town's Code of Ordinances and/or file appropriate civil actions for a temporary restraining order, temporary injunction or permanent injunction against any person violating this chapter.

(Ord. No. 265, § 1, 10-17-01; Ord. No. 285, § 2, 9-22-03)

ILLUSTRATION 22
LEGACY IMPROVEMENTS



EXISTING LEGACY IMPROVEMENT



PROPOSED LEGACY IMPROVEMENT

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May 6, 2026

VIA HAND DELIVERY

Mayor Penelope D. Townsend
Vice Mayor Anne Scott
Commissioner Marshall Field, VI
Commissioner Joe Taddeo
Commissioner Patsy Warner
Town of Jupiter Island
2 SE Bridge Road
Jupiter Island, FL 33455

RE: Jupiter Island Holdings, Inc., a Delaware for profit corporation
Jupiter Island Club, Inc., a Florida not-for-profit corporation
Property Address: 1 SE Estrada Road, Jupiter Island, Florida 33455 ("Property")
Parcel Control Number: 35-38-42-009-131-00700-5
Text Amendment Pursuant to Article I, Division I, Section 1.03

Dear Mrs. Harding:

This office represents the interests of Jupiter Island Holdings, Inc., a Delaware for profit corporation, and Jupiter Island Club, Inc., owner and operator (collectively, the "Club") of the above referenced Property, as it pertains to Club's application to the Town Commission for a text amendment[1] to the following provisions of the Town of Jupiter Island Code of Ordinances and Town of Jupiter Island Land Development Regulations:

- Article II, Section 1.00, Definitions, Town of Jupiter Island Land Development Regulations
  - Adding a definition for golf course architecture.
- Article III, Division 9, Section 9.00(C)(4), *Permitted Uses*, "RCD District": Recreation Club District, Town of Jupiter Island Regulations
  - Adding "marina facilities" to existing list permitted uses in subparagraph 4.
- Article III, Division 9, Section 9.02(C), *Development Standards*, "RCD District": Recreation Club District, Town of Jupiter Island and Development Regulations
  - Creating a thirty-foot (30') setback along Links Road and South Beach Road, and a twenty-foot (20') setback along Gomez Road for non-legacy improvement buildings.

[1] For the specific proposed text amendment language, please refer to the enclosed "Text Amendment Supplement."

- Article III, Division 9, Section 9.02(E), *Development Standards*, "RCD District": Recreation Club District, Town of Jupiter Island and Development Regulations
    - Adding development standards relating to existing legacy improvements within the RCD District.
- Article IV, Division III, Section 3.20(R), Pond design, construction, and maintenance. Town of Jupiter Island and Development Regulations
    - Excluding pond regulations from the RCD District, as reflected in the Town's Land Development Regulations and the Town's Zoning Map.
- Chapter 9, Article III, Section 9-62(b)(3)d, *Construction related activities; lawn maintenance activities*, Noise, Town of Jupiter Island Code of Ordinances
    - Provide an additional exception for the RCD District's golf course architecture activities and development not located along Cottage Row (i.e., south of Estrada Road, between Gomez Road and South Beach Road) or more than one hundred feet (100') from any residential zoning district.

Pursuant to Article I, Division 1, Section 1.03, the Town Commission:

A. The town commission may from time to time on its own motion, or on petition of a property owner or group of property owners, or on recommendation of the local planning agency, amend, supplement or repeal these regulations or any part thereof. Any such amendment, supplement or repeal of the Code shall be made in accordance with the requirements of F.S. § 166.041, as amended from time to time.

The Club petitions the Town Commission to amend the above referenced provision of the Town's Land Development Regulations ("LDRs") and Code of Ordinances ("Code") as contained in the enclosed Text Amendment Supplement. The Town shall ensure that the notice requirements of Florida Statute 166.041 are satisfied.

B. In reviewing any application for an amendment to the text of these land development regulations, the town commission shall consider whether the proposed amendment is consistent with and furthers the goals, policies and objectives of the comprehensive plan, and the purposes of these land development regulations and other town ordinances that implement the comprehensive plan.

The Club and its improvements have been the essence of the Town of Jupiter Island before it was incorporated as a "town." The Indian River Association had constructed the "Island Inn" – presently the "Main Club" – five guest cottages, docks, and a nine-hole golf course by December 1916.[2] In 1923, the Indian River Association sold the Property to the Olympia Improvement Corporation, which would host dinning, lodging, golfing, and entertainment on the Island.[3] The

[2] NATHANIEL PRYOR REED, A DIFFERENT VISION: THE HISTORY OF THE HOBE SOUND COMPANY AND THE JUPITER ISLAND CLUB, 55-56 (2010).
[3] *Id.* at 57.

Olympia Investment Company sold the Property to the Hobe Sound Company, including the existing improvements, in April 1933.[4] In 1937, Joseph Verner Reed of the Hobe Sound Company changed the name from the "Island Inn" to the Jupiter Island Club.[5]

Before the Town's existence, the Club's campus had been established, and most of the buildings, amenities, recreational facilities, landscaping, infrastructure, layout, and defining features were constructed. All improvements were designed in relation to one another within a cohesive and largely self-contained environment. This campus configuration, along with the Club's architectural vernacular and low-density character, has come to define much of Jupiter Island's character, identity and prestige. In many respects, the Club established the culture and character of Jupiter Island long before the Town existed. The Town would not be incorporated until decades later in 1953 and did not even have a recreational zoning district until 1981 (Ordinance No. 155). The existing zoning district for the Club's Property, the Recreation Club District, is assigned the A-80 2-Acre Estate Residential Zoning District for its setbacks, which are the most restrictive zoning district setbacks on Jupiter Island. The Club is within in the dense "Island Core" community and predominately is adjacent to properties in the F-15 Residential District, with the balance adjacent to the B-40, C-35 and D-25 Residential Zoning Districts – all more permissive zoning districts. The LDRs have many supplemental provisions designed to regulate residential districts, for example related to driveways, landscaping buffers, parking, tennis courts, etc., but yet technically apply to the RCD.

The current RCD provisions are not consistent with the Town's Comprehensive Plan nor the purposes of the LDRs. The LDRs were drafted for single lot residential land use and do not accurately reflect the Club's historic, institutional campus design or its legacy improvements that predate both the Town and its zoning code. The lack of consistency is evident by the fact that an almost uncountable number of nonconformities technically exist with the Club's legacy improvements. A nonconforming improvement suggests that it does not belong where it is and should be removed when the occasion arises to do so under the LDRs nonconformity provisions. This is an inapposite result to the Town's and Club's mutual goal of cherishing, supporting, maintaining and enhancing the character of the community.

Without relief, the Club could face excessive procedural hurdles, significant costs, time delays, and uncertainty even to simply maintain or modestly improve longstanding facilities. This outcome is contrary to the interests of both the Club and the broader Jupiter Island community, which benefits materially from the Club's presence, stewardship, and continued vitality. Perhaps most concerning,

[4] *Id.*
[5] *Id.* at 61.

these circumstances actively discourage proactive upkeep and thoughtful reinvestment.

After extensive study and consultation, the Club has identified targeted amendments to the existing LDRs as the most viable and constructive solution. These proposed changes are intended to codify current Club facilities as conforming, align regulation with the Club's campus configuration and historic character, and remove residential based requirements that are inappropriate for a recreational club. This approach will preserve what has long existed and is valued by the community and ensure that future improvements can be made in the same architectural and aesthetic manner as current facilities. Together, these changes substantially reduce unnecessary procedural barriers, preserve the Club's historic character, and enable responsible reinvestment.

The noise and pond provisions were designed to address residential issues and are not suitable to a campus design and recreational use. The proposed changes eliminate the inapplicable pond regulations. The Club's compliance with pond requirements would be prohibitively expensive to institute, overwhelmingly costly to manage, unworkable for a golf course pond that has a completely different character than a residential landscape amenity; and discourages water features in open spaces and flood control. The proposed changes adjust the noise ordinance to be suitable for the campus design and recreational uses of the RCD in which most noise is away from residents on a nearly 130-acre property, will be suitable for bigger projects and allow them to be completed quicker for the common good and Club members make up many neighbors.

The importance of the Club extends well beyond its membership. The Club provides tangible and intangible benefits to all Island residents, including non-members, at no cost to them. Its expansive green space contributes to the Island's low-density character, scenic quality, and open landscapes of lawns, ponds, and maintained grounds. The Club's amenities and recreational features enhance the overall appeal and livability of the Island as a whole.

The Club is also an active and reliable partner to the Town, particularly during emergencies and hurricane events, offering cooperation and resources unmatched by any individual neighborhood or residence. Financially, the Club contributes over $400,000 annually in tax revenue, while also hosting and supporting community organizations and cultural activities, such as performances at the Tangerine Theater. Importantly, the Club provides a substantial boost to Island-wide property values, benefiting owners regardless of their proximity to Club property or whether they are members. Approximately 60% of nearby residents are nonmembers, yet they enjoy these benefits without bearing its operational or capital costs, which are funded entirely by members.

Given its prominence and significance, it is existential that the Club remains able to reinvest in its facilities, infrastructure, and golf course. Like any longstanding institution, the Club must periodically modernize and maintain its physical plant to remain viable, safe, and competitive. The inability to do so would not only diminish the Club's value to its members but would also negatively affect the Town at large. A decline in the Club's condition or relevance would undermine property values, Island character, and the very qualities that have long distinguished Jupiter Island.

The proposed text amendments support the Club's and the "Island Core's" neighborhood character and are consistent with the Town's Comprehensive Plan. The Comprehensive Plan describes Jupiter Island's development as that of "high-quality, low-density residential community" and those few nonresidential land uses, like the Club and Hobe Sound Yacht Club, exist to "primarily...serve residents."[6] The Club's legacy improvements, located in the otherwise most densely populated portion of the Island, *are why the Town has its low-density today.* The Property's 129.56714-acre size constitutes the single largest private landowner on Jupiter Island. Approximately, 375 residential parcels could be created if the Property was zoned in the neighboring F-15 district, over 225 residential parcels in the D-25 district, and 160 residential parcels in the C-35 district. Without the Club, Jupiter Island's density calculation would be significantly higher. This lower density and golf course location provides opportunities for increased nearby residential home values, as well as stunning Intracoastal and golf course views from abutting residential districts.

Policy 01.01.01.04 states that the Town should eliminate or reduce "existing non-conforming land uses...with proper respect for the vested rights of property owners." The proposed text amendment accomplishes this by reducing existing non-conformities on the Property and supporting the existing character of the RCD. Conforming the setbacks to the existing charm of the Club's campus will be more consistent with the surrounding neighborhood character than A-80 Zoning and more accurately reflect existing development on the Property. The use of legacy development standards can also be used to renovate and replace existing structures on the Property in the existing Club's architectural style. Additionally, including "marina facilities" in the permitted uses for the RCD merely reflects the existing reality of the Club's use of the docks. Finally, excluding the RCD District from the pond standards of Article IV, Division III, Section 3.20 not only respects the existing ponds on the golf course, but will provide the Club with necessary flexibility to rebuild and replace ponds that

[6] *See* Town Profile, TOWN OF JUPITER ISLAND COMPREHENSIVE PLAN (2026).

enhance the golf course experience, while also providing for stormwater retention.[7]

This respect of property rights is further codified in the Property Rights Element which requires the Town to "...make decisions with respect for property rights..." and to "...consider in its decision-making the right of a property owner to use, maintain, develop, and improve."[8] The proposed text amendment will respect the Club's private property rights by permitting necessary modifications to the golf course, which can only be timely accomplished by creating an exception to the Town's winter construction limitation of using "restricted equipment" between November 1st and April 30th.[9] Not permitting this exception would subject any golf course renovation project to unnecessary delay and cause many residents to lose the enjoyment of a local recreational resource.[10]

Encouraging the existing development pattern along the Island Core area with a more "street forward" approach is a traffic calming and safety design principal that also encourages walkability, the use of bicycles, and the use of golf carts rather than gas operated vehicles.[11] The existing Club area is one of the most walkable portions of the Island, with nearby sidewalks, the Ramble, and a compact campus development style of Club facilities and improvements. The text amendments will encourage "alternative transportation modes such as golf carts" through relaxed streetscape setbacks, consistent with neighboring F-15, D-25, and C-35 zoning districts.

Adopting the proposed text amendments more accurately reflects and protects the existing ambiance and character of the Property and in the Island Core. Defaulting the Property to the A-80 residential zoning district setbacks is a *departure* from the existing legacy improvements and surrounding neighborhood character.[12] These modifications embody the existing neighborhood character and will help preserve the charm of the Island, not change it. The aesthetic and design standards present throughout the Club's Property will remain, as detailed in the legacy development standards. Historically, the Club's development and lack of density have *benefitted* the

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[7] *See also*, Policy 04.01.03.01, TOWN OF JUPITER ISLAND COMPREHENSIVE PLAN (2026)(encouraging the Town continues "to regulate development to assure that adequate containment of stormwater is achieved.").
[8] *See* Goals, Objectives & Polices 10.00.00.00, TOWN OF JUPITER ISLAND COMPREHENSIVE PLAN (2026).
[9] It is worth noting that the Town previously granted a winter construction waiver to the construction of the "beach club" facilities.
[10] *See also* Recreation & Open Space Element, TOWN OF JUPITER ISLAND COMPREHENSIVE PLAN (2026)(stating that "[t]he recreational resources of the Town include the private recreational facilities of the Jupiter Island Club.")
[11] *See* Objective 01.01.02.00, TOWN OF JUPITER ISLAND COMPREHENSIVE PLAN (2026)(encouraging land use patterns that are "based upon greenhouse gas reduction strategies"); *see also*, Objective 02.01.01.00, TOWN OF JUPITER ISLAND COMPREHENSIVE PLAN (2026)(supporting "...safe, efficient, and cost-effective vehicular and pedestrian movement through the Town while providing for reduction of greenhouse gases").
[12] *See* Art. X, Div. II, Sec. 2.02(B), Standards for impact review, TOWN OF JUPITER ISLAND LAND DEVELOPMENT REGULATIONS (2026).

public interest – not negatively affected it.[13] These text amendments will ensure the Club's development, much of which was completed prior to the Town's existence in the early twentieth century, will have continued success into the twenty-first century. The Club's goal is to *preserve* existing design details and character.[14] Providing the Club the flexibility contained in the proposed text amendments will ensure they continue to be a good steward of the Property and neighbor to residents.

The only other property in the RCD is the Hobe Sound Yacht Club property. It is similarly benefited by the proposed changes to the LDR and aligned with preserving its character with the proposed change without any negative consequences to the Town.

The Club's proposed text amendment is consistent with and complementary to the existing Town infrastructure, surrounding properties, and the Island Core neighborhood. If you have any questions or concerns regarding this requested text amendment, or any of the enclosed attachments, please do not hesitate contacting me.

Sincerely,

Philippe Jeck, Esq.
/PJ
Encl.

Cc: Robert Garlo, Town Manager
Catherine Harding, Director of Building, Planning, and Zoning
Kyle Teal, Esq., Town Attorney

[13] *See* Art. X, Div. II, Sec. 2.02(A), Standards for impact review, TOWN OF JUPITER ISLAND LAND DEVELOPMENT REGULATIONS (2026).
[14] *See* Policy 05.01.06.01, TOWN OF JUPITER ISLAND COMPREHENSIVE PLAN (2026)(suggesting the Town identify locations of significant "aesthetic or architectural character of the community").

ORDINANCE NO. 420

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF JUPITER ISLAND, MARTIN COUNTY, FLORIDA, AMENDING APPENDIX A OF THE TOWN'S CODE OF ORDINANCES WHICH CONTAINS THE TOWN'S LAND DEVELOPMENT REGULATIONS; PROVIDING FOR THE TEXT AMENDMENT OF ARTICLE I OF THE LAND DEVELOPMENT REGULATIONS BY REVISING SECTION 1.02 REGARDING REFERRALS TO QUASI-JUDICIAL HEARINGS; ADDING SECTION 1.03 REGARDING APPLICATIONS TO MODIFY PLANS; AND ADDING SECTION 1.04 REGARDING UNPERMITTED WORK; PROVIDING FOR THE REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Commission of the Town of Jupiter Island, Martin County, Florida ("Town") has such powers and authority as conferred upon it by the Florida Constitution and Chapter 166, Florida Statutes; and

WHEREAS, this Ordinance is necessary and appropriate to amend the Land Development Regulations ("LDRs") codified in Appendix A of the Code of Ordinances of Jupiter Island, Florida ("Code") to clarify the processes for referrals to quasi-judicial hearings and for addressing deviations from previously approved development entitlements; and

WHEREAS, this Ordinance is necessary and appropriate to clarify the process by which applicants may seek to modify previously approved development applications, including establishing a "substantial compliance" standard for minor and inconsequential deviations from approved plans; and

WHEREAS, this Ordinance is necessary and appropriate to clarify the procedures and consequences applicable to unpermitted work, including requirements for after-the-fact permit applications and the relationship between such applications and code enforcement proceedings; and

WHEREAS, the Town Commission has concluded that it is necessary and appropriate to amend the LDRs to provide clarity, consistency, and efficiency in the Town's development review processes while protecting the interests of adjacent property owners and the community as a whole; and

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF JUPITER ISLAND, MARTIN COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The "WHEREAS" clauses are incorporated herein as the legislative findings of the Town Commission.

Section 2. Article I of the Town's LDRs is hereby amended to add the following new Sections 1.02, 1.03, and 1.04 to read as follows:

Sec. 1.02. – Referral to Quasi-Judicial Hearing~~to development review board~~

A. If the town manager determines that there is any reasonable likelihood that a particular proposal that is otherwise within the town manager's jurisdiction ~~will~~ may have an any adverse impact on adjacent properties, the surrounding area or the town as a whole, the town manager may require that the application be heard by the development review board or the town commission, in accordance with these LDRs.

B. If a written request for a hearing is received from any owner of property within 1,000 feet of the parcel proposed for development within 21 days of the date that notice of the application is mailed, the town managers shall refer the application to the development review board or the town commission, in accordance with these LDRs.

Sec. 1.03 – Applications to Modify Plans

A. If the town manager determines that any desired modifications to previously approved development applications are not in substantial compliance (as defined in subsection C below) with the town's original approval through a quasi-judicial hearing, the applicant making the modifications must submit an application to amend its plans, which shall be heard by the same governing body that issued the original approval.

B. If the administrative official determines that any desired modifications to previously approved development applications are not in substantial compliance (as defined in subsection C below) with the town's original administrative approval, the town manager may require that the development review board or town commission hear the application to amend depending on the nature of the modification if the application was properly submitted and considered before the work that is the subject of the application has

commenced. If the applicant has done unpermitted work before submitting its application to amend, the town manager shall require the applicant to submit an application for an after-the-fact permit to the commission, in accordance with Section 1.04 herein.

C. For purposes of these LDRs, "substantial compliance" means that any deviation in construction from the details provided in an applicant's approved plans is so inconsequential that, upon inspection by the administrative official and/or their designee, the alteration is deemed both negligible and plainly in compliance with all applicable LDRs. Under no circumstances shall a proposed modification be deemed substantially compliant if it deviates in any way from any expressed condition(s) of the town's original approval. The town manager shall notify the members of the commission in writing of any administrative finding of substantial compliance within three (3) business days of an administrative official making such a finding. If any member of the town commission disagrees with the administrative official's determination, the commissioner may notify the town manager in writing within seven (7) days of receiving the notice of finding substantial compliance and the town manager shall forthwith notify the applicant of the objection. The item shall be scheduled to be heard at the commission's next regularly scheduled meeting, where a majority vote of the commission will decide to approve, deny or modify the application to amend. If no member of the commission sends a timely written objection to the town manager, the permit allowing the requested modification shall be issued to the applicant assuming all other preconditions have been satisfied.

Sec. 1.04 – Unpermitted Work

A. Upon finding that an applicant has done unpermitted work, including but not limited to, modifications to its approved plans approved ("Unpermitted Work"), the town manager shall refer the applicant to code enforcement and/or the special magistrate for a violation of these LDRs. Said applicant shall be subject to code enforcement measures, pursuant to Chapter 2, Article VI, Division I, Section 2-133 of the town's code.

B. Applicants who have done Unpermitted Work, including but not limited to, alterations that are inconsistent with an applicant's originally approved plans, may submit an application for an after-the-fact permit which will require the town to assess whether the

Unpermitted Work is otherwise consistent with the town's land development regulations. The application must be submitted to the town commission regardless of which government body or town manager issued the original approval.

C. A showing that Unpermitted Work is nevertheless consistent with town regulations may not serve as a defense in code enforcement proceedings but such evidence may be presented as a mitigating factor that the special magistrate may consider when assessing code enforcement fines and rendering orders. The submittal of an application for an after-the-fact permit before the town commission may function to stay the code enforcement proceedings if such a stay is requested in writing by the applicant and such request demonstrates good cause for a stay of proceedings. The town manager shall determine whether to grant or deny the stay, along with the duration and parameters of same.

D. In the event the town commission hearing an after-the-fact permit application finds that the Unpermitted Work did not comply with town regulations, it may, as a consequence, order compliance with the originally approved application by a date certain, order the building official to refrain from issuing a certificate of occupancy, revoke an issued certificate of occupancy and/or refer the matter to code enforcement or lift a stay of code enforcement proceedings if a stay is in place.

Section 4. **Repeal of ordinances in conflict.** All other ordinances of the Town of Jupiter Island, Florida, or parts thereof which conflict with this or any part of this ordinance are hereby repealed.

Section 5. **Severability.** If any court of competent jurisdiction holds any word, part, section, paragraph or provision hereof to be unlawful or unconstitutional, such ruling or finding shall not affect the remaining portions of this ordinance, which shall remain in full force and effect.

Section 6. **Codification**. This ordinance shall be codified and made a part of the official Code of Ordinances of the Town of Jupiter Island.

Section 7. **Effective Date.** This ordinance shall become effective immediately upon execution.

ORDINANCE NO. 420 PASSED UPON FIRST READING THE ____ DAY OF _____, 2026.

PASSED AND ADOPTED UPON THE SECOND READING FOLLOWING PUBLIC HEARING THE ____ DAY OF _____, 2026.

(SEAL)

TOWN OF JUPITER ISLAND, FLORIDA

_____
Mayor

_____
Vice Mayor

_____
Commissioner

_____
Commissioner

_____
Commissioner

ATTEST:

_____
TOWN CLERK

Buchanan

M E M O R A N D U M

To: Town Manager & Town Commission

From: Town Attorney

Re: Revised Memo – Referrals and Development Approval Modifications (for discussion)

Date: May 8, 2026

I was asked again to refine proposed legislation regarding the Town's land development regulations (LDRs) that would detail the Town's processes for addressing deviations from development entitlements that would require quasi-judicial hearings before the Development Review Board ("DRB") or the Town Commission, along with other related issues. At the April 22nd Commission meeting, it was made clear that the preferred option was an LDR amendment that does contemplate a category of site plan amendment that is "substantially compliant" with the original approval. The proposal below includes the contemplation of a "substantial compliance" definition in the event, for example, an applicant makes a technical error or a very slight change to its original plan (e.g., change the color of its mailbox, increase the height of its clusia buffer by inches, etc.) and wants to make a very minor modification. Many jurisdictions include substantial compliance code provisions, as they can function to avoid needlessly burdening Town agendas with seemingly trivial requests and allow applicants to more efficiently obtain approval for minor amendments that are clearly compliant with zoning regulations.

Discussion during the March 25th and the April 22nd commission meetings inspired the revised proposal below for consideration.

Sec. 1.02. – Referral to Quasi-Judicial Hearing~~to development review board~~

A. If the town manager determines that there is any reasonable likelihood that a particular proposal that is otherwise within the town manager's jurisdiction ~~will~~ may have an ~~any~~adverse impact on adjacent properties, the surrounding area or the town as a whole, the town manager may require that the application be heard by the development review board or the town commission, in accordance with these LDRs.

B. If a written request for a hearing is received from any owner of property within 1,000 feet of the parcel proposed for development within 21 days of the date that notice of the

application is mailed, the town managers shall refer the application to the development review board or the town commission, in accordance with these LDRs.

Sec. 1.03 – Applications to Modify Plans

A. If the town manager determines that any desired modifications to previously approved development applications are not in substantial compliance (as defined in subsection C below) with the town's original approval through a quasi-judicial hearing, the applicant making the modifications must submit an application to amend its plans, which shall be heard by the same governing body that issued the original approval.

B. If the administrative official determines that any desired modifications to previously approved development applications are not in substantial compliance (as defined in subsection C below) with the town's original approval, the town manager may require that the development review board or town commission hear the application to amend depending on the nature of the modification if the application was properly submitted and considered before the work that is the subject of the application has commenced. If the applicant has done unpermitted work before submitting its application to amend, the town manager shall require the applicant to submit an application for a retroactive permit to the commission, in accordance with Section 1.04 herein.

C. For purposes of these LDRs, "substantial compliance" means that any deviation in construction from the details provided in an applicant's approved plans is so inconsequential that, upon inspection by the administrative official and/or their designee, the alteration is deemed both negligible and plainly in compliance with all applicable LDRs. Under no circumstances shall a proposed modification be deemed substantially compliant if it deviates in any way from any expressed condition(s) of the town's original approval. The town manager shall notify the members of the commission in writing of any administrative finding of substantial compliance within three (3) business days of an administrative official making such a finding. If any member of the town commission disagrees with the

administrative official's determination, the commissioner may notify the town manager in writing within seven (7) days of receiving the notice of finding substantial compliance and the town manager shall forthwith notify the applicant of the objection. The item shall be scheduled to be heard at the commission's next regularly scheduled meeting, in accordance with notice requirements, where a majority vote of the commission will decide to approve, deny or modify the application to amend. If no member of the commission submits a timely written objection to the town manager, the permit allowing the requested modification shall be issued to the applicant assuming all other preconditions have been satisfied.

Sec. 1.04 – Unpermitted Work

A. Upon finding that an applicant has done unpermitted work, including but not limited to, modifications to its approved plans approved ("Unpermitted Work"), the town manager shall refer the applicant to code enforcement and/or the special magistrate for a violation of these LDRs. Said applicant shall be subject to code enforcement measures, pursuant to Chapter 2, Article VI, Division I, Section 2-133 of the town's code.

B. Applicants who have done Unpermitted Work, including but not limited to, alterations that are inconsistent with an applicant's originally approved plans, may submit an application for an retroactive permit which will require the town to assess whether the Unpermitted Work is otherwise consistent with the town's land development regulations. The application must be submitted to the town commission regardless of which government body or town manager issued the original approval.

C. A showing that Unpermitted Work is nevertheless consistent with town regulations may not serve as a defense in code enforcement proceedings but such evidence may be presented as a mitigating factor that the special magistrate may consider when assessing code enforcement fines and rendering orders. The submittal of an application for an retroactive permit before the town commission may function to stay the code enforcement proceedings if such a stay is requested in writing by the applicant and such request demonstrates good cause for a stay of proceedings. The town manager shall determine whether to

grant or deny the stay, along with the duration and parameters of same.

D. In the event the town commission hearing a retroactive permit application finds that the Unpermitted Work did not comply with town regulations, it may, as a consequence, order compliance with the originally approved application by a date certain, order the building official to refrain from issuing a certificate of occupancy, revoke an issued certificate of occupancy and/or refer the matter to code enforcement or lift a stay of code enforcement proceedings if a stay is in place.

ORDINANCE NO. 403

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF JUPITER ISLAND, MARTIN COUNTY, FLORIDA, AMENDING ARTICLE III OF CHAPTER 9 OF THE JUPITER ISLAND CODE OF ORDINANCES ENTITLED "NOISE"; PROVIDING FOR REGULATIONS PERTAINING TO LEAF BLOWERS OPERATING WITHIN THE TOWN; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Commission desires to reduce noise pollution resulting from gas-powered leaf blowers; and,

WHEREAS, excessive sound is among the nuisances identified in Article III of the Town's Code of Ordinances (Code); and,

WHEREAS, the sound emitted from the operation of lawn maintenance equipment can constitute a nuisance; and,

WHEREAS, the sound created by gas-powered leaf blowers exceeds the permitted sound level limitations of the Code; and,

WHEREAS, the sound created by the operation of electric leaf blowers is substantially less than the sound created by the operation of gas-powered leaf blowers; and,

WHEREAS, the Town Commission finds that banning the use of gas-powered leaf blowers and the adoption of a requirement to use electric leaf blowers will minimize sound and the nuisance created by sound which exceed the sound standards of the Code; and,

WHEREAS, the Town commission finds that it is appropriate to establish a grace period wherein the Town will not enforce the provisions of the Code which bans the use of gas-powered leaf blowers and requires the use of electric leaf blowers on all residential properties and public lands of the Town.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF JUPITER ISLAND, MARTIN COUNTY, FLORIDA, THAT:

Section 1: Chapter 9. Nuisances, Article III. Noise, Section 9-62 of the Code of Ordinances of the Town of Jupiter Island is hereby amended to read as follows:

ARTICLE III. - NOISE

Sec. 9-62. - Construction related activities; lawn maintenance activities.

(a) Definitions.

(1)"*Winter season*" means the period between November 1 and April 30.

(2)"*Summer season*" means the period between May 1 and October 31.

(3)"*Legal holidays*" means the following holidays: New Year's Day (January 1), Memorial Day (Last Monday in May), Independence Day (July 4), Labor Day (1st Monday in September), Thanksgiving Day (4th Thursday in November) and the Friday immediately following Thanksgiving Day, Christmas Day (December 25) and the day immediately following Christmas Day and when Christmas Day falls on a Saturday or Sunday, the Friday immediately preceding Christmas weekend and the Monday following Christmas weekend.

(4)"*Lawn maintenance equipment*" means motorized or powered equipment which is used to maintain lawns, trees, and landscaping, including but not limited to lawn mowers/yard tractors, chainsaws, lawn aerators, sod cutters, edgers, stump grinders, hedge trimmers, leaf blowers, lawn vacuum machines and monofilament line grass trimmers.

(5) *"Leaf blowers"* means any air blowing machine powered by gas or electricity to create a concentrated stream of air to push, or blow dirt, dust, leaves, grass clippings, trimmings, or debris.

(b) Use of restricted equipment.

(1) Applicability. Use of the following "restricted equipment" or engagement in the following activities during construction is restricted as provided in this section:

a. Compressors, gas- or diesel-engine driven for operating jack hammers, riveting or drilling devices.

b. Cranes of all weights and types and other related construction equipment such as, but not limited to, concrete pumps, pile driving, excavation and demolition.

c. Dredges, of all types.

d. Dry sandblasting machines and jackhammers.

e. Gasoline, diesel and/or steam engines that are operated in such a manner as to:1. Emit offensive odors which are materially perceptible from any property line; or, 2. Produce noise in excess of 60 decibels (dbs), measured at any property line.

f. Hammer-driven piledrivers, of all types.

g. Hammers, of all types, when used for metal-to-metal work that is not hammer-to-nail.

h. Power saws, band, cut-off and table, unless housed in a "dried-in" structure.

i. Radio, audio equipment or loudspeakers used in a manner that produces noise which is unreasonably loud.

j. Tractors, over two tons, which are rigged for earth moving or land clearing operations.

k. Any construction equipment, device or activity, which though otherwise permitted, produces noise in excess of 72 decibels (dbs), measured:

1.Fifty feet from the construction activity, or,

2.From the property line nearest to where the construction activity is taking place, whichever is greater.

(2) Restrictions. The use of "restricted equipment" is restricted as follows:

a. Use of restricted equipment is prohibited during the winter season.

b. Use of restricted equipment during the summer season is permitted only during the hours of 7:30 a.m. to 6:00 p.m., Monday through Friday.

c. Use of restricted equipment is prohibited on legal holidays.

(3) Exceptions. The following are exempt from the restrictions of this section:

a. Operation of restricted equipment relating to essential services of the Town;

b. Operation of restricted equipment to protect the public health, safety, and welfare during emergency conditions; and

c. Operation of restricted equipment for repairs, improvements or landscape work on permitted projects for a period of less than one week upon prior

written approval of the Town 's building official. A written request defining the specific nature of the work, its duration and the equipment involved shall be submitted to the Town's building official at least five working days prior to commencement of the work.

The building official may approve such work only upon being assured that the proposed use of equipment will not exceed established noise level restrictions nor excessively impact the inhabitants of adjoining properties and public roadways. The building official may establish terms and conditions relating to the work, if approved.

(c) Working hours for construction.

(1) During the winter season, construction work is restricted to the following hours: a.8:30 a.m. to 5:30 p.m., Monday through Friday; and, b.8:30 a.m. to 1:00 p.m. on Saturday.

(2) During the summer season, construction work is restricted to the following hours:

a. 7:30 a.m. to 6:00 p.m., Monday through Friday; and,
b. 8:30 a.m. to 5:00 p.m. on Saturday, upon prior written approval of the administrative official, which shall be granted if the applicant demonstrates that the construction work will not excessively impact inhabitants of adjoining properties.

(3) Construction work is prohibited on legal holidays.

(d) Working hours for lawn maintenance.

(1) During the winter season. operation of lawn maintenance equipment is restricted to the hours of 8:30 a.m. to 5:30 p.m., Monday through Friday, and from 8:30 a.m. to 1:00 p.m. on Saturday.

(2) During the summer season, operation of lawn maintenance equipment is restricted to the hours of 7:30 a.m. to 6:00 p.m., Monday through Friday, and from 8:30 a.m. to 5:00 p.m. on Saturday.

(3) Operation of lawn maintenance equipment is prohibited on legal holidays.

(e) Use of leaf blowers on residential properties and Town-owned public lands.

(1) Effective November 1, 2025, the use of gas-powered leaf blowers is prohibited on properties zoned for residential and public lands uses according to the Town's Zoning Map.

(2) Continued use of gas-powered leaf blowers may be permitted on properties zoned for recreation and conservation uses according to the Town's current Zoning Map and only in accordance with the noise and sound requirements of this section.

(3) Continued use of gas-powered leaf blowers is also permitted for use by the Town to clear roads, parking lots, and other paved surfaces within the Town.

(f) ~~(e)~~ [Decibel levels.] The sound produced by lawn maintenance equipment shall not exceed 69 decibels (dbs), measured:

(1) Fifty feet from the point of operation of the equipment, or

(2) From the nearest property line to where the equipment is operated, whichever is greater.

(3) Leaf blowers, backpack sprayers and hand-held blowers shall be limited to a maximum decibel level that shall not exceed 65 (dbs) at a distance of 30 feet from the point of operation of the equipment or from the nearest property line to where the equipment is operated, whichever is greater. ~~This section relating to leaf blowers shall become effective October 1, 2007.~~

(g)~~(f)~~ Maintenance of construction sites. It is the responsibility of the person, firm or corporation indicated on the development permit to maintain the site in a neat and orderly manner, including broom-cleaning the site each day, and preventing unsightly piles of trash and debris from gathering during the course of construction.

(h)~~(g)~~ Avoidance of nuisance. When land has been cleared pursuant to a land clearing permit, the permittee shall either resod or replant the cleared area or periodically sprinkle the area ground to prevent windblown dust or dirt from creating a nuisance to other properties.

(i)~~(h)~~ [Violations.] Each separate violation and each day of a continuing violation shall be considered a separate offense.

(j)~~(i)~~ [Shutdown order.] In case of three or more violations of section 9-62(b) or (c) (Use of restricted equipment, Working hours for construction) the administrative official shall order the project to be shut down for the remainder of the winter season. If a shutdown order is issued, the site must be rendered safe and secure to the satisfaction of the administrative official within five working days.

Section 2. Repeal of Ordinances in Conflict. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 3. Severability. If any court of competent jurisdiction holds any word, part, section, paragraph or provision hereof to be unlawful or unconstitutional, such ruling

or finding shall not affect the remaining portions of this ordinance, which shall remain in full force and effect.

Section 4. Codification. This ordinance may be codified and made a part of the official Code of Ordinances of the Town of Jupiter Island.

Section 5. Effective Date. This ordinance shall become effective immediately upon execution.

ORDINANCE NO. 403 PASSED UPON FIRST READING THE 21st DAY OF MARCH, 2025.

PASSED AND ADOPTED UPON THE SECOND READING FOLLOWING PUBLIC HEARING THE 16th DAY OF APRIL, 2025.

(SEAL)

TOWN OF JUPITER ISLAND, FLORIDA

Mayor, Penny Townsend

Vice Mayor, Anne Scott

Commissioner, Marshall Field, VI

Commissioner, Patricia Warner

Commissioner, Joe Taddeo

ATTEST:

Town Clerk, Kimberly Kogos

#6080720 v1 18270-00002

TOWN OF JUPITER ISLAND

MEMORANDUM

To: Mayor & Town Commission

Through: Robert Garlo, Town Manager

From: Kimberly Kogos, Town Clerk

RE: Ordinance No. 421 Repealing Ordinance No. 403

Date: 5/19/2026

Background:

During the March 21, 2025, Town Commission meeting, Ordinance No. 403 was approved and adopted prohibiting the use of gasoline-powered leaf blowers within the Town. However, during the 2026 legislative session, Senate Bill 290 was introduced, prohibiting counties and local governments from enacting or enforcing any law that restricts or prohibits the use of gasoline-powered farm equipment or gasoline-powered landscape equipment. Governor Ron DeSantis signed the bill into law on March 23, 2026. As a result, to remain compliant with State law, it is both appropriate and necessary to repeal Ordinance No. 403, thereby allowing for the use of gasoline-powered leaf blowers on all residential properties and public lands of the Town, although still governed by the Town's noise ordinance.

Recommendation

Ordinance No. 421 repeals Ordinance No. 403, restoring the allowance for gasoline-powered leaf blowers within the Town of Jupiter Island. A motion is required to pass the ordinance on first reading and to authorize Town staff to proceed with advertising the ordinance for second reading at the June 22, 2026, Town Commission meeting.

TOWN OF JUPITER ISLAND

MEMORANDUM

To: Mayor & Town Commission

Through: Robert Garlo, Town Manager

CC: Kimberly Kogos, Town Clerk

From: John Duchock, Asst. Town Manager

RE: Agenda Item No. 6 – Landscape & Irrigation Services Bid Award (ITB#2026-04)

Date: 5/11/2026

Background:

The Public Works Department solicited bids for landscape and irrigation services under an Invitation to Bid (ITB). The scope of services consists of general maintenance (mowing and trimming) and fertilization for lawn, shrub, ornamental plantings, and trees. Landscape maintenance services will be provided on seven (7) separate properties consisting of approximately 14 acres in total. Irrigation services consist of general maintenance, repair, and replacement of irrigation system components which serve to irrigate landscaped areas.

Bids were received and reviewed by Town staff on May 8, 2026 with the following results tabulated.

ITB#2026-04 Bid Tabulation

Company Name	*Annual Mowing & Trimming Cost*	*Irrigation Rates (labor/material markup)*
Arazoza Brothers Corp	$155,376.00	$60/hr | 15%
Brightview Landscape Services, Inc.	$53,659.68	$65/hr | 15%
Sunshine Land Design, Inc.	$81,836.76	$55/hr | 15%
United Land Services	$105,600.00	$85/hr | 30%

Request:

Town staff is seeking Commission approval to enter into a contract agreement with the lowest qualified bidder, Brightview Landscape Services, Inc. for an initial three-year period with the option for two additional, one-year contract extensions. Additionally, staff is requesting spending approval for $20,000 to cover services through the end of the fiscal year (4 months).

MEMORANDUM

TO: TOWN OF JUPITER ISLAND, COMMISSION
THRU: ROBERT GARLO, TOWN MANAGER

FROM: MICHAEL S. EWING, DIRECTOR OF PUBLIC SAFETY

DATE: APRIL 30, 2026

SUBJECT: **SPENDING AUTHORIZATION; PUBLIC SAFETY FACILITY REMODEL PROJECT**

Approval is requested for a spending authorization in the amount of **$52,844.22** for a remodel project within the Public Safety facility. This project is currently budgeted in FY2026 and funded as part of the Public Safety Capital Improvements Budget. The proposed work will enhance operational efficiency, improve workflow, and address space limitations within the department.

This project directly supports the Department's ongoing efforts to modernize facilities and ensure appropriate infrastructure for current and future staffing demands. The scope of this remodel project includes:

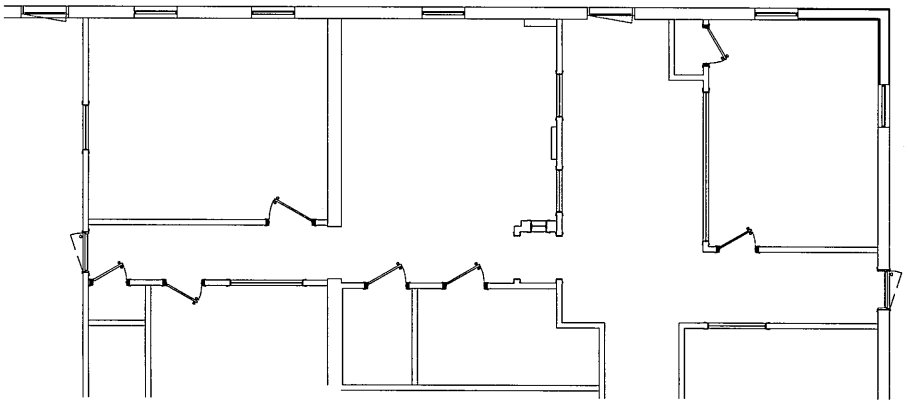
- Construction of secure office space to accommodate additional staffing needs
- Addition of a bathroom within the Communications Center
- Repurposing existing nonfunctional space to maximize facility efficiency
- Improvements to overall workflow and operational effectiveness within Public Safety

In lieu of issuing a formal Request for Proposal (RFP), the Department solicited and received four (4) competitive quotes from qualified local contractors. The project scope was clearly defined through existing preliminary design plans (see attached), ensuring all bidders competed on the same specifications. All four contractors submitted bids based on the same design criteria, allowing for a fair and consistent evaluation process.

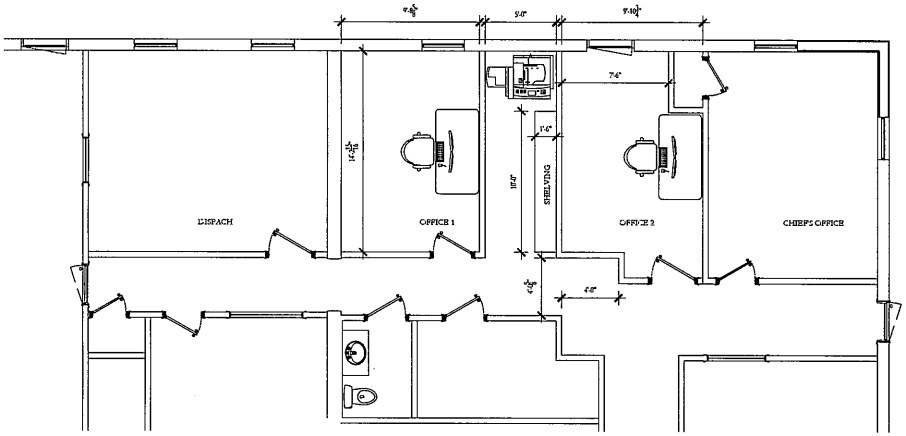
After reviewing all submitted quotes, the lowest responsive and responsible bid is:

- GMA Home Services LLC.
- Total Cost: $52,844.22

I respectfully request the Town Commission consider a motion to approve the spending authorization in an amount not to exceed $52,844.22 for the Public Safety Facility Remodel Project and authorize the Town Manager to execute any required contracts or agreements.



1 A-100 EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0



2 A-100 PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

SANDS
CONSTRUCTION COMPANY, INC.

TITLE: FLOOR PLAN

REVISIONS
3-26-25
3-27-25

JUPITER ISLAND
PUBLIC SAFETY
BUNKER HILL ROAD
JUPITER ISLAND, FLORIDA

DRAWN BY: TM
DATE: 3-12-25
DWG # A-100

ESTIMATE

GMA Home Services LLC
5310 Orchid Bay Dr
Palm City, FL 34990

gmahomeservicesllc@gmail.com
+1 (772) 775-4450

Bill to
Mike Ewing
Jupiter Island Police
103 Bunker Hill Rd
Hobe Sound, FL 33455

Ship to
Mike Ewing
Jupiter Island Police
103 Bunker Hill Rd
Hobe Sound, FL 33455

Estimate details
Estimate no.: 1051 B
Estimate date: 04/24/2026

#	Product or service	Description	Amount
1.	**Bathroom Addition**	-Conversion closet into a new powder in first floor. Plumbing - Jackhammer slab as needed to access underground plumbing. - Excavate trench and install underground waste & water lines for one toilet & one wall hung sink. - At finish, furnish & install one comfort height elongated white toilet with slow close seat and one wall hung LAV with an ADA faucet with stainless steel supply lines and angle stops. Electrical -Install new exhaust fan with light and switch separately. Switches to left of door. -Run exhaust to existing vent or out to soffit. -Furnish and install new sconce above mirror. TIle -Supply & Install new non slip 12x24 matt finish tile on floor -Install base tile around bathroom approx 5" high with metal trim to match faucet finish. -Medium gray grout finish Misc -Backfill and compact excavated dirt with sand -Repair concrete for tile install -Patch and repair drywall- -Paint interior walls of bathroom (client to choose paint color.) -Furnish and install new mirror above sink.	$11,200.00

NOTE: Estimate is based on capability of running water from under the slab which will be determined once concrete is opened and excavated.
EXCLUSIONS:
- Permit & associated fees, if any
- Building Department upgrades
- Unforeseeable events that necessitate alterations and/or modifications not mentioned or observable at time of walk through

PAYMENT SCHEDULE:
50% prior to start of job
30% at rough completion
20% at finish

2. **Office Space Remodel** $41,644.22

FLOORING:
-Remove all base board in new floor area and replace with a 5 1/4" base.
-Mill all high points for vinyl flooring install
-Float floor to make level using fast dry product to reduce disruption in operations
-Furnish and install vinyl to similar product as existing.

NOTE: Flooring price is based on product currently available to match existing. Product is no longer being made. Local distributor has enough for project as of 3/6.

WALLS:
-Will use construction plastic floor to ceiling to partition area of work where possible to reduce construction debris/dust in areas of operation. Use a neg/vent system to further reduce dust issues during demo and construction phase.
-Demo all existing walls and building materials in work area and remove from site.
-Install all new walls with 2x4 wood construction to match existing up to T-bar ceiling and walls will be installed directly over existing flooring.
-Insulate per code.
-Layout adjustments to planned dimensions on site as needed
-Furnish and install all doors per plan and match existing style with an allowance per door for hardware to be determined by client for security purposes.
-Finish walls to match existing texture and construction with 5/8" drywall
-Remove window between corridor and new space, frame in and drywall.
-Paint. Color to be given by client
-Install new base board 5 1/4" where possible. Match existing when needed and paint
-Install new countertop in supply/print room approximately 10' long.

ELECTRICAL:
-Install new outlets in new walls per code.
-Remove and replace 2x4 florescent light with new led puck lights in new space and adjacent spaces affected by build. (16 pucks) and switch per code.
-Includes 2 new home runs for additional spaces including breaker

EXCLUSIONS:
- Permit & associated fees, if any
- Building Department upgrades if any
- Unforeseeable events that necessitate alterations and/or modifications not mentioned or observable at time of walk through
- Performing work after normal business hours.

Total **$52,844.22**

Accepted date **Accepted by**

#3

PROPOSAL

FROM

J. Tharp Construction Corp.

12944 S.E. Suzanne Dr. • Hobe Sound, FL 33455

CERTIFIED GENERAL CONTRACTOR
CUSTOM HOMES / QUALITY RENOVATIONS
License #CG C053489

OFFICE/FAX (772) 546-5517 • CELL (561) 371-1416

Date 1/29/26

Proposal Submitted To:	Work To Be Performed At:
Name CHIEF MICHAEL EWING	Street 103 BUNKER HILL RD.
Street JUPITER ISLAND	City HOBE SOUND
City PUBLIC SAFETY	State FL
State FL.	Date of Plans 3/27/25
Telephone Number 772 486 0805	Architect T.M.

We hereby propose to furnish all the materials and perform all the labor necessary for the completion of:

	AMOUNT
① ESTIMATED TIME ON CARPENTER LABOR.. INITIAL DEMO + CONC. DEMO FOR PLUMBER.. FRAME NEW WALLS P. PLANS.. FRAME IN GLASS WINDOWS.. POUR CONCRETE AFTER PLUMBER.. HANG NEW DOORS / BASE + CASE AFTER SHEET ROCK.. INSTALL NEW 18" COUNTERTOP @ COPIE ROOM.. "ALLOW" 288 HRS @ 80.00 *	23'040.00
② ALLOW FOR DRYWALL HANG + FINISH.. 38'400 SF @	4'400.00
③ ALLOW FOR ELECTRIC..	4'800.00
④ ALLOW FOR ACOUSTIC CEILING REPAIRS.. + 20%	3'000.00
⑤ ALLOW FOR PLUMBER + FIXTURES..	7'000.00
⑥ ALLOW FOR FLOORING FLOAT + INSTALL..	5'500.00
⑦ ALLOW FOR PAINTER..	4'200.00
⑧ ALLOW FOR DUMPSTER..	1'200.00
⑨ ALLOW FOR FRAMING + TRIM MATERIALS..	4'800.00
⑩ ALLOW FOR COPIE ROOM SHELVING + MISC.	3'400.00
⑪ ALLOW FOR 20% CONTRACTOR FEE ON MATERIALS + SUBS + SUPERVISION + LAYOUTS..	7'660.00

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of with payments to be made as follows: *ESTIMATED COST* Dollars ($ 69'000.00).

CARPENTER LABOR @ 80.00 P. HR / 20% ON TOTAL JOB COST.. DRAWS AS WORK PROGRESSES / SOME PARTIAL DRAWS MAY BE REQUESTED..

Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance upon above work.

Respectfully submitted J. THARP

Note - This proposal may be withdrawn by us if not accepted within — days. 9

* ALLOWED COSTS ARE ESTIMATED.. * CONTRACTOR TO CHARGE

NEELZ CONTRACTING

PROJECT ID: TJI Police
CONTACT: Mike Ewing
EMAIL ADDRESS: mewing@tji.martin.fl.us
PHONE NUMBER: 772-486-0805
DATE: 4.27.2026
PROJECT SCOPE: Interior Office Renovation

ITEM #	DWG. #	DESCRIPTION	
		GENERAL REQUIREMENTS	
		Supervision	
		Cover Floors construction areas, 500 sq ft	
		Dumpsters x 3	
		Mobilization	
		Dumpsters x3	
		Temporary Protection	
		Final Clean-up	
		Subtotal (General Requirements) $	12,220
		DIVISION 02 - SITEWORK/EXISTING CONDITIONS	
		Demolition:	
		a. Install temp protection and dust controls	
		b. Demo existing flooring, brick material. Estimated 400 sq ft	
		c. remove counter, glazing,	
		d. selective wall demo	
		e. Slab cut new trench for restroom plumbing tie in	
		Site Work Allowance: N/A	
		Surveyor: N/A	
		Material Testing:	
		a. densities at footings x1, bathroom slab repair	
		b. Proctor at Deck	
		c. admin.	
		d. engineer stamp	
		Subtotal (Demolition, Sitework) $	695

PROJECT SCOPE: Interior Office Renovation

ITEM #	DWG. #	DESCRIPTION
		DIVISION 03: CONCRETE
		Slab Repair
		Dowel and Epoxy existing slab
		Install 6mm plastic
		Instal Termite soil treatment prior to concrete
		Form and Pour plumbing trench after relocation
		Finish concrete smooth
		Self Leveling
		Furnish and Install 15 bags of self level flooring materials 15 x $85
		Subtotal (Concrete) $ 3,151
		DIVISION 04: MASONRY
		Subtotal (Masonry) $ -
		DIVISION 05: MISC. METALS
		Subtotal Misc. Metals $ -
		DIVISION 06: WOOD, PLASTIC & COMPOSITES
		Cabinets and Casework:
		Cabinet Core: Plywood
		Cabinet Hardware per ID Plans
		Style:
		Finish Interior:
		Bathroom
		Furnish and Install 38" Vanity, (allowance $1,500)
		Finish Carpentry: Install
		a.Furnish and Install Full Lite office doors - Chief, Office 2, Office 1
		c. install door casing x4 doors - Chief, Office 1, Office 2, Bathroom
		d. install wood base 265 LF
		e. Furnish and Install 32" x 80 solid core door to bathroom
		Framing
		all framing to be 20ga 3.5 metal studs
		Office 1 25' x 8'
		Office 2 13' x 8'
		Subtotal (Wood & Plastic Composites) $ 13,230

PROJECT SCOPE: Interior Office Renovation

ITEM #	DWG. #	DESCRIPTION
		DIVISION 07 - THERMAL & MOISTURE PROTECTION
		Insulation/Sound Proofing
		a. Office 1 - 24LF soundproofing
		b. Bathroom - 24 LF soundproofing
		c. Office 2 - 51 LF
		Accoustical Ceiling Manipulation
		Modify Accoustical 2x4 panels for new walls and lighting (allowance $800)
		Subtotal (Thermal & Moisture Protection) $ 3,176
		DIVISION 08 - OPENINGS
		Subtotal (Openings) $ -
		DIVISION 09 - FINISHES
		Stucco, N/A
		Framing and Drywall, incl.:
		a. furnish all metal studs, channels, horizontal bracing, gypsum board products and insulation as scheduled
		b. equipment, lifts, power tools, etc. as required
		c. Level 4 finish and X finish as scheduled
		d. provide in wall backing for cabinets, door frames, fire extinguishers, accessories, etc. as required/scheduled.
		e. include labor for wall and ceiling layout as required
		f. provide fire caulking, sound caulking, etc. to complete partition/wall type for a complete wall and ceiling assembly.
		g. OSHA requirements
		h. daily clean up for your scope of work
		i. Above scope included for:
		Scope
		Furnish and Install 1/2" Greenboard in bathroom 200 sq ft
		Furnish and Install 1/2" drywall for Office 1, Office 2, Print room 1,600 sq ft
		Floor Finishes
		LVT
		Install estimated 400 sq ft of LVT floorings
		Flooring allowance 450 sq ft x $3
		Tile installation
		Furnish and Install 35 sq ft bathroom floor tile
		Furnish and Install Tile Baseboard 24 LF
		Tile allowance 60 sq ft x $5

PROJECT SCOPE: Interior Office Renovation

ITEM #	DWG. #	DESCRIPTION	
		Painting, incl.:	
		a. specified painting products as scheduled	
		b. equipment, lifts, sprayers, etc.	
		c. beauty bead caulking at interior and exterior work	
		d. protection for adjacent work, including flooring	
		e. OSHA requirements	
		f. daily cleanup	
		g. Above scope included for:	
		Exterior:	
		No exterior painting scope included	
		Interior:	
		a. all new drywall prime/paint	
		b. drywall partitions 2 coats finish paint	
		c. Trim and Doors to be painted	
		Subtotal (Finishes) $	16,870
		DIVISION 10- SPECIALTIES	
		Solid Surface:	
		a. countertop - furnish and install 6 sq ft top ($600)	
		b. backsplash - furnish and install 4" backsplash	
		c. Print room - 10' x 18" floating counter ($1,500)	
		d. Reinforce wall w/ 2x4 studs and add 5 L-brackets	
		Subtotal (Specialties) $	3,400
		DIVISION 11- EQUIPMENT	
		Subtotal (Equipment) $	-
		DIVISION 13- SWIMMING POOLS	
		Subtotal (Swimming Pools) $	-
		DIVISION 14- ELEVATOR	
		Subtotal (Elevator) $	-

PROJECT SCOPE: Interior Office Renovation

ITEM #	DWG. #	DESCRIPTION
		DIVISION 22- PLUMBING
		Plumbing, incl.:
		a. specified piping and connections for a complete piping system as scheduled
		b. excavation, equipment, lifts, etc.
		c. include plumbing fixtures as specified
		d. include all required labor for plumbing scope of work
		e. OSHA requirements
		f. daily cleanup
		g. Above scope included for:
		Scope
		Tie into existing sanitary line to provide sanitary drainage for proposed toilet and sink
		Install Cold water line to toilet
		Install hot/cold water lines to vanity from existing with quarter turn angle stops
		Install faucet
		Install toilet
		Plumbing Fixture Allowance
		Water Closet $250
		Hand Sink $160
		Vanity Faucet $200
		Subtotal (Plumbing) $ 5,410
		DIVISION 23- HEATING, VENTILATING & AIR-CONDITIONING
		HVAC System Allowance
		Furnish and Install Exhaust Fan in Bathroom
		Termination point TBD - to coordinate
		Subtotal (Heating, Ventilating & Air-Conditioning) $ 550
		DIVISION 26- ELECTRICAL
		Electrical Scope:
		a. specified conduit and wire for a complete electrical system as scheduled
		b. excavation, equipment, lifts, etc.
		c. include j-Boxes and stub-ups
		d. include all required labor for electrical scope of work
		e. include scheduled LED downlight
		f. included installation of Owner Provided Decorative Light Fixtures
		g. include white cover plates
		h. OSHA requirements
		i. daily cleanup
		j. Above scope included for:
		Bathroom

PROJECT SCOPE: Interior Office Renovation

ITEM #	DWG. #	DESCRIPTION
		Furnish and Install jbox for vanity light fixture
		Furnish and Install switch for vanity lighting
		Furnish and Install switch for exhaust fan
		Office 1
		Furnish and Install 6" LED recessed x4
		Furnish and Install dimmer switch to operate recessed lighting
		Furnish and Install 4 receptacles for power
		Office 2
		Furnish and Install 6" LED recessed x4
		Furnish and Install dimmer switch to operate recessed lighting
		Furnish and Install 4 receptacles for power
		Chiefs Office
		Add TV receptacle at 60" AFF
		Audio/Video/Cameras/Security System - Budget
		a. pre-wire
		Office 1 data
		Office 2 data
		Print shop data manipulation
		Subtotal (Electrical) $ 5,575

SUBTOTAL		$63,328.00
OVERHEAD	20%	
INSURANCE	2%	
CONTINGENCY	0%	
SUPERVISION		
TOTAL BASE BID		**$ 77,261.00**

Note: Exclusions (Permit Fees, Geotechnical/Soils Boring and Reports, Asbestos/Mold/Lead Testing and Abatement, Unforeseen Conditions, Upgrading Existing Items that are not code compliant and not Part the of Neelz Contracting Scope of Work, Updating or any Required Surveying for Permitting, Special Inspector, Landscape and Irrigation, Receiving/Offloading/Storing and Warranties for Items Supplied by Owner, Relocating and Storing of Owners Items in Area of Work). Items Excluded in Trade Column are not included in Proposal.

ESTIMATE	#142511-1
ESTIMATE DATE	Apr 17, 2025
SERVICE DATE	Apr 9, 2025
EXPIRATION DATE	May 8, 2025
TOTAL	$77,107.50

EJB SERVICES LLC

Michael Ewing
Jupiter Island Public Safety
103 Bunker Hill Rd
Hobe Sound, FL 33455

(772) 486-0805
mewing@tji.martin.fl.us

CONTACT US

PO BOX 7141
Port Saint Lucie, FL 34985

(772) 265-3771
EBETANCOURT@EJBSERVICESLLC.COM

ESTIMATE

Description

Office Wall Construction

Per Proposed floor plans Drawing A-100

To include:

Demo services
-Deliver dump trailer to site
-Remove glass windows on both walls
-remove comm panel boxes
-remove countertop
-Demo bathroom
-remove baseboards
-Load and dispose of all debris in local landfill (landfill fees included)

Wall construction
-Office walls construction (2x4 lumber or metal framing)
-Utility relocations
-Door frame install (x2)
-replace Chief's door with 1/4 lite door
-drywall installation
-3step drywall finishing

Utility Relocations

-install switch legs to separate office lighting
-relocate and add AC Drops and returns in new office space, hallway, and half bath

Millwork Services

To Include

-Baseboard installation
-door casing installation
-chair rail installation

Painting Services

To Include

-nail hole fill
-sanding
-caulking trims
-1 coat of primer on walls
-2 coats of interior satin paint on walls (clients color choice)

Flooring Services

Old breezeway paver area

To include:

-Apply spray foam on all perimeter of flooring to be installed
-install tapcon concrete screws every 2' as gauge blocks to achieve a level plain
-mix and pour self-leveler compound
-squeegee self leveler

-install vapor barrier on subfloor
-install lvp flooring

General installations

-install shelving in printer room
-install 18" countertop

Bathroom Renovation Services

To include

-Cut slab for drain piping prep
-install drain piping for vanity and toilet
-install vent stack
-water test dwv system
-spray termite treat (termidor) on soil
-install vapor barrier
-install rebar
-fill holes with high strength concrete
-run water piping to vanity location
-run hydrostatic testing on water piping
-install toilet flange (stainless steel collar)
-install tile flooring
-install vent fan and exhaust duct
-greenboard drywall installation
-3 coat drywall finishing
-prime and paint walls
-install baseboards and door casings
-install toilet
-install vanity
-install sink
-install faucet
-leak test fixtures

Project Materials

-Framing materials (lumber, screws, anchors, drywall)
-drywall tape
-concrete
-rebar
-termite spray
-spackle
-thinset mortar
-grout
-electrical boxes
-staples
-nail hole filler
-finish nails
-framing nails
-plumbing piping and fittings
-MC electrical wire
-caulking
-tile spacers/leveling clips
-cabinet screws
-toilet
-bath vanity / sink
-bath faucet
-36" interior office doors 1/4 lite (x2)
-36" interior office door (x1)
-baseboard
-door casings
-Chair rail molding
-LVP flooring
-cabinet handles
-Plenum rated Canless led light fixtures 6"
-t bar hangers
-receptacles / switches
-vanity mirror
-shelving (printer room)
-vapor barrier
-Laminated countertop 18" depth
-bath floor tiles
-ac drops and return grills
-ac duct
-drywall corner bead
-drop ceiling tiles (10)

Payment Milestones

25% upon material delivery
50% end of week 2
25% upon completion of project

or

25% upon material delivery
25% end of week 1
25% end of week 3
25% upon completion of project

Subtotal	$77,107.50
Tax (Sales Tax 7%)	$0.00
Total	**$77,107.50**

Our core mission is to provide quality long-term solutions/services for all of our client's needs! We are always here when needed! Ask about our Complete Property Maintenance Package Solutions.

TOWN OF JUPITER ISLAND

MEMORANDUM

To: Mayor & Town Commission

Through: Robert Garlo, Town Manager

From: Kimberly Kogos, Town Clerk

RE: Boards and Committees Vacancy and Appointment

Date: 5/19/2026

The **Local Planning Agency (LPA)** Chairperson, Trent Steele, has submitted his resignation. Mr. Steele's service and contributions are greatly valued and appreciated by the Town.

To fill the vacancy and Chairperson position, the following appointments are recommended:

- Kate Nelson, Chairperson (currently Vice Chair)
- Scott McGraw, Vice Chair (currently Regular Member)
- Erin Charlton, Regular Member (currently Alternate)
- Maldwin Drummond, Alternate Member (new appointment)

Additionally, Harry Rhoads has resigned from the **Grievance Resolution Board**. Mr. Rhoad's service and contributions are also greatly valued and appreciated by the Town.

To fill the vacancy as well as the vacant Chairperson position (previously vacant from the resignation of Joe Taddeo), the following appointments are recommended:

- Ken McBrayer, Chairperson (currently Regular Member)
- Bill Fisher, Regular Member (new appointment)

A motion will be required to make the recommended appointments.

TOWN OF JUPITER ISLAND

MEMORANDUM

To: Mayor & Town Commission

Through: Robert Garlo, Town Manager

CC: Kimberly Kogos, Town Clerk

From: John Duchock, Asst. Town Manager

RE: Agenda Item No. 9 – Comprehensive Plan Review (Kimley-Horn)

Date: 5/8/2026

Background:

Kimley-Horn will provide a guided review and discussion of the Infrastructure Element, Coastal Management Element, and Conservation Element of the draft Comprehensive Plan. The purpose is to continue the review process and further discuss changes to these three elements of the plan, while taking into consideration current and pending State legislation.

Local Planning Agency (LPA) Workshop:

The LPA met on April 28th to review the Town Vision/Profile, the Future Land Use Element, Transportation Element, and Housing Element. The following represents a summary of the review and recommendations of the LPA members present:

Town Profile
The projected drop in population was questioned and staff responded that Kimley-Horn will be reviewing those numbers and providing an update. The LPA recommended citing sources of data directly in the plan.

Future Land Use Element

Within Policy 1.1.2.1, the referenced Statute Section 163.31714 was noted as incorrect and should be 163.3174. Additionally, members of the LPA felt that the policy did not capture the broader responsibilities of the agency with respect to land development regulations. It was recommended that Policy 1.1.2.1 be changed reflect the broader responsibilities of the LPA as granted through F.S. Section 163.3174.

With respect to Policy 1.1.3.3, the LPA wished to see definitions to clarify "fragmented, inefficient, or auto-dependent development patterns". Additionally, a general question concerning the use of community character was asked relative to the pending State

legislation within HB399 which precludes local governments from using community character and neighborhood feel as the basis for making planning and development decisions. (NOTE: This issue is to be addressed throughout the entire Comprehensive Plan based on review and direction from Town Counsel.)

The removal of the first sentence of Policy 1.1.5.7 which states "The zoning ordinance should be reviewed to assure that its provisions do not preclude the renovations of existing residential structures." was questioned.

Transportation Element

A definition of "The Ramble" for Policy 2.1.1.2 was requested to eliminate confusion as to the location and extent of the sidewalk, and to distinguish it from River Road which often is seen as part of The Ramble.

A suggestion was made to incorporate e-bikes into the sections of the Transportation Element where appropriate.

Discussions of Policies 2.1.1.6 through 2.1.1.10 were described by LPA members as being overly prescriptive.

Removal of "where appropriate, reduce bicycle traffic on public roadways" was recommended for Policy 2.1.1.8.

Housing Element

Discussion regarding modification of purpose descriptions within the second and third paragraphs of page 14, resulted in a desire to rewrite the paragraphs to avoid direct references to the Jupiter Island Club.

A general comment on the potential need to address short-term rentals within the Comprehensive Plan was offered.

Objective 3.1.3 and the subsequent policies concerning affordable housing were discussed with a request for staff and Kimley-Horn to confirm that these are required by Statute to be addressed within the Town's Comprehensive Plan.

Recommendation:

Staff is seeking direction from the Commission regarding further changes to the Town Vision/Profile, Future Land Use Element, Transportation Element, and Housing Element based on the review and recommendations from the LPA April 28th workshop. Staff is also seeking Commission discussion and direction on changes to the Infrastructure Element, Coastal Management Element, and Conservation Element.

Kimley»Horn

Date: May 19, 2026

To: John Duchock, Town of Jupiter Island

From: Ali Palmer, Kimley-Horn

Subject: Comprehensive Plan Update – Part 2

This memo provides an overview of two key topics for the ongoing Comprehensive Plan Update. The first section presents updated population projections for Jupiter Island, reflecting the most recent data and methodologies used to estimate future growth. The second section summarizes proposed policy updates for the Infrastructure, Coastal Management, and Conservation elements of the Comprehensive Plan, outlining recommendations to address current and anticipated needs while promoting the town's long-term sustainability and resilience.

POPULATION PROJECTIONS

At their meeting on April 22, 2026, the Town Commission asked for updated population projections because the original figures were gathered in 2025 during the data inventory task, which did not include the 2025 population count. The new estimates came from three sources: the University of Florida's Bureau of Economic and Business Research, the Florida Housing Data Clearinghouse Shimberg Center for Housing Studies, and the Florida Department of Transportation's Traffic Analysis Zones data.

SOURCE 1: Florida Housing Data Clearinghouse Shimberg Center for Housing Studies

FL ClearingHouse Data (Schimberg)	2010	2020	2023	2025	2030	2035	2040	2045	2050
Jupiter Island Total Population*	817	804	784	782	774	762	743	722	702

SEASONAL POPULATION:

Jupiter Island Vacant Units for Seasonal, Recreational, or Occasional Use	Est. Seasonal Population
249	542.82

SOURCE 2: FDOT TRAFFIC ANALYSIS ZONE

Jupiter Island TAZ Projection for 2045	987

SOURCE 3: University of Florida's Bureau of Economic and Business Research (BEBR)

Year	2025-2050 BEBR Pop Projections	Jupiter Island Population Projections*	Jupiter Island Growth Rate
2030	Low	762	-2.33%
	Medium	812	4.04%
	High	861	10.42%
2035	Low	755	-0.92%
	Medium	835	2.95%
	High	916	6.37%
2040	Low	743	-1.62%
	Medium	854	2.19%
	High	965	5.33%
2045	Low	728	-1.96%
	Medium	868	1.65%
	High	1,008	4.42%
2050	Low	713	-2.13%
	Medium	880	1.41%
	High	1,047	3.91%

*Projections are based on a calculated rate between the Decennial populations of the county and city

Aggregate Average Projected Growth Rate:	**2.25%**
Average Low Projected Growth Rate:	**-1.79%**
Average Medium Projected Growth Rate:	**2.45%**
Average High Projected Growth Rate:	**6.09%**

INFRASTRUCTURE ELEMENT (Element 4)

Added/modified per LPA and Town Commission direction

- **Policy 4.1.1.1 – Level of Service Standards**
    - Stormwater Drainage and Flood Protection: Design storm frequency for a 5-year, 24-hour storm duration~~, as found in the SFWMD ERP Information Manual Volume IV~~. The stormwater management devices and structures should be designed with a safety factor of 20% beyond the level of service standard and should include for ongoing maintenance of the devices and structures.
    - ~~o~~ Dunes Flood Infrastructure: Dune elevation should be maintained at a minimum of 14 feet.
- **Policy 4.1.3.2:** The Town should Identify and prioritize stormwater and drainage capital improvements in those areas where the sheet flow is interrupted and ~~causing~~ causes flooding of public spaces ~~and streets~~ or public road rights-of-way ~~and provide capital improvements which will remedy the problems . The Town has undertaken a program of stormwater improvements via exfiltration in conjunction with the repaving of Town roadways.~~
- OBJECTIVE 4.1.4: To assure an adequate quantity of high-quality potable water ~~for~~ to meet the needs of current and future residents of the Town and areas served by SMRU.

Removed per Town staff recommendation

- ~~04.01.05.02 Policy: The Town of Jupiter Island should continue to investigate the purchase of the water distribution system at the extreme south end of its jurisdiction to assure all Town residents of high quality potable water.~~

New policies provided per Town Commission direction:

- Policy 4.1.4.3: Assess the transition from Onsite Sewage Treatment and Disposal Systems (commonly referred to as septic systems) to sanitary sewer throughout the Town over the next 25-year planning horizon, concluding in 2050.

Policies amended to address current standards:

- Policy 4.1.4.4: The Town, ~~during the development of its LDRs~~, should continue to study water usage and recommendations for reduction of ~~use for~~ irrigation and other non-potable water needs to decrease the demand for potable water ~~purposes and enforce the SFWMD Model Water Conservation Ordinance.~~

Removed per Town staff recommendation:

- ~~04.01.06.02 Policy The Town shall develop a maintain the water supply facilities work plan for SMRU that anticipates supplying potable water to a total population of 29,500 persons (Source: SFWMD 2016 Upper East Coast Water Supply Plan Update) by the~~

~~year 2040, which includes 3,800 persons as the seasonal peak population of the Town (Source: Data and Analysis).~~

- ~~04.01.07.00 Objective: To achieve full operation of the 4 mgd reverse osmosis (RO) plant utilizing the Floridian Aquifer, by 2025.~~
- ~~04.01.07.01 Policy: The Town shall design and permit the RO plant for a potential capacity of 4mgd when future population increases demands it.~~
- ~~**04.01.09.02** **Policy 4.1.7.2:**~~ The Town shall make 100 percent use of reclaimed water at the north system by providing reclaimed water to golf course facilities ~~including Loblolly Pines and Medalist Golf Club golf courses~~ for irrigation use.

Policies amendment to address current operations:

- ~~**04.01.09.00** **OBJECTIVE 4.1.7:**~~ To conserve water resource through the use of water conserving techniques such as water efficient landscaping, ~~ultra-low volume plumbing fixtures~~, a water conserving rate structure, a leak detection program, a rain sensor device program, water conservation education, and use of reclaimed water.
- ~~**04.01.09.01** **Policy 4.1.7.1:**~~ The Town (SMRU) shall make 100 percent use of reclaimed water at the south system recharging the groundwater system through reclaimed water irrigation.
- ~~**04.01.09.02** **Policy 4.1.7.2:**~~ The Town shall make 100 percent use of reclaimed water at the north system by providing reclaimed water to golf course facilities ~~including Loblolly Pines and Medalist Golf Club golf courses~~ for irrigation use.
- ~~**04.01.09.03** **Policy 4.1.7.3:**~~ The Town ~~has successfully implemented~~ should maintain and continue to enforce the Mandatory, Year-Round Landscape Irrigation Conservation Measures, as detailed in Chapter 40E-24, Florida Administrative Code F.A.C., through the use of public information and education, announcements, and watering restrictions detailed in monthly newsletters, notices on SMRU water bills, and through notices placed on the Town's website. ~~Enforcement of these mandatory regulations are handled by the Town's Public Safety Department, with warnings and Notices of Violations.~~

New policies provided per Town Commission direction:

- OBJECTIVE 4.1.8: To improve flood protection from storms and storm surge through the use of beach and dunes as infrastructure.
- Policy 4.1.8.1: The Town should manage beaches and dunes in accordance with the goals, objectives, and policies of the Coastal Management Element.
- Policy 4.1.8.2: Dunes should be considered infrastructure for flood protection and the Town should support efforts to maintain a continuous healthy and robust dune system in accordance with the Level of Service standards of Policy 4.1.1.1.

COASTAL MANAGEMENT ELEMENT (Element 5)

- Adjustments to the “purpose” to address current statute references.

Amended per Town Commission direction:

- ~~**05.01.00.00**~~ **GOAL 5.1: To promote the conservation and preservation of the town’s natural resources and coastal wildlife habitat to plan for, and where appropriate, restrict development which would damage or destroy the natural, archeological, or historic resources of the coastal area.**
- ~~**05.01.01.00**~~ **OBJECTIVE 5.1.1: Land Development Regulations serve to protect, conserve or enhance wetlands and to mitigate the unavoidable adverse impacts of human presence.**
- ~~**05.01.01.01**~~ **Policy 5.1.1.1:** Marine and estuarine wetlands, including seagrass beds and coastal marshes within shallow estuarine waters, should continue to be protected from dredge and fill activities associated with development through standards that meet or exceed existing Federal, State, County and/or Town regulation of these activities, except in cases necessary to public safety or overriding ecological necessity.
- ~~**05.01.02.01**~~ **Policy 5.1.2.1:** Improvements to the Town's beaches should continue to be implemented in a manner that does not damage or destroy and protects and enhances natural beach ~~wildlife habitats~~ and dune areas serving as optimal habitat for nesting sea turtles and other native species of flora and fauna.
- **Policy 5.1.2.3:** Regulate beachfront lighting, beach and dune preservation, stabilization, and restoration to ensure the health and wellbeing of vital sea turtle habitat throughout the island.
- **Policy 5.1.2.4:** Implement specific prohibitions on development processes and activities which may be disruptive to the nesting, migratory, hatching, or other behaviors of sea turtles.
- **Policy 5.1.2.5:** Facilitate reduction of light pollution and negative impacts of lighting on sea turtle nesting and hatchlings through continued strengthening of lighting ordinances and enforcement of lighting restrictions during sea turtle nesting season.
- **Policy 5.1.3.2:** Promote and expand manatee slow-speed zones in critical habitats south of the Bridge Road bridge, prohibiting activity that harms submerged lands, while ensuring clear signage, public education, and compliance with state and federal wildlife protection standards.
- ~~**05.01.04.07**~~ **Policy 5.1.4.7:** The LDR’s shall regulate structures that impede circulation patterns in the Indian River lagoon within the town’s jurisdiction, such as docks and boardwalk structures.
- **Policy 5.1.4.12:** Continue to administer mangrove trimming and permitting as regulated by the Florida Department of Environmental Protection.
- ~~**05.01.05.00**~~ **OBJECTIVE 5.1.5: To protect the natural functions of the coastal barrier, with significant effort to ~~and~~ protect and enhance the coastal dune~~s~~ and ~~ocean~~ beach system as part of the Town’s infrastructure.**

- ~~**05.01.05.04**~~ **Policy 5.1.5.4:** Removal of natural existing native dune vegetation shall be prohibited, and preservation and enhancement of native dune vegetation should be encouraged.
- **Policy 5.1.5.8:** All existing native vegetation within the dune areas, east and west of the waterfront setback line, should be preserved to maintain the existing dune crest and mitigate major erosion events.
- **Policy 5.1.5.9:** Develop and maintain a strategic beach management plan that addresses management of the beach and dune system, as permitted by State and Federal regulatory agencies and as required by State statute.
- ~~**05.02.01.01**~~ **Policy 5.2.1.1:** Existing facilities for ~~public~~ town resident access to beaches and shores should be maintained.
- ~~**05.03.01.01**~~ **Policy 5.3.1.1:** ~~Deficiencies in the Town's local hurricane evacuation plan should be identified and remedied. The Town should investigate further the need to revise the designated evacuation routes set forth in the Martin County Hurricane Evacuation Plan.~~ Maintain an effective Town Hurricane Evacuation Plan that ensures the orderly and rapid evacuation of the Town in the event of an impending hurricane.

Added per Community Survey results:

- **Policy 5.3.1.5** The Town should evaluate options for the location of an emergency evacuation landing zone that can serve to supplement emergency evacuation and delivery of recover resources.
- ~~**05.03.02.01**~~ **Policy 5.3.2.1:** ~~The coastal high-hazard area is the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.~~ Discourage new development in the Coastal High Hazard Area, defined as the area below the elevation of the category 1 storm surge line, as established by a Sea, Lake, and overland Surges from Hurricane (SLOSH) computerized storm surge model, as defined in Section 163.3178(2)(h), Florida Statutes.

Modified per Town Staff:

- ~~**05.03.03.00 OBJECTIVE**~~ **5.3.3:** ~~**To limit public expenditures that subsidize development permitted east of existing primary dune except for restoration, protective measures or enhancement of natural resources.**~~ **No development shall occur east of the existing primary dune, except for local, regional and state restoration or protective projects. New construction and expansion in this area is strictly prohibited to protect coastal resilience.**
- ~~**05.03.03.01 Policy** Town-funded public structures and facilities should not be built east of the existing primary dune except for purposes of public access or resource restoration.~~

Added per LPA and Community Survey results:

- **Policy 5.3.3.1:** Establish a waterfront setback line in the Land Development Regulations where no development (other than dune crossovers) should be allowed

east of the oceanfront waterfront setback line. Existing non-conformities shall be permitted to continue and to be redeveloped consistent with the existing non-conforming density or intensity. This waterfront setback line shall not be moved for the purpose of development and construction.

- ~~**05.03.04.03**~~ **Policy 5.3.4.3:** The Town shall support the Martin County Post Disaster Redevelopment Plan as it aligns with the Town's Emergency Management Plan.

Added per Community Survey results:

- **Policy 5.3.4.4:** The Town should develop a volunteer post-disaster beach clean-up program to be initiated as the final phase of post-disaster recovery and redevelopment.

- ~~**05.03.06.04**~~ **Policy 5.3.6.4:** The Town's Land Development Regulations ~~are currently~~ shall be consistent with, or more stringent than, the flood-resistant construction requirements in the Florida Building Code and applicable flood plain management regulations set forth in Title 44 ~~C.F.R.~~ Code of Federal Regulations, Part 60.
- ~~**05.03.06.06**~~ **Policy 5.3.6.6:** ~~The Town does participate in the National Flood Insurance Program Community Rating System ("CRS") administered by the Federal Emergency Management Agency to achieve flood insurance premium discounts for their residents. The Town's current ISO CRS rating is a 7, which results in a 15% flood insurance premium discount for property owners located in a Special Flood Hazard Area.~~ Participate in the National Flood Insurance Program Community Rating System as administered by FEMA and endeavor to improve the Town Community Rating System rating.
- ~~**05.04.01.02**~~ **Policy 5.4.1.3:** ~~The Town should~~ Continue to participate in ~~the~~ joint planning and coordination efforts ~~on the~~ regarding the St. ~~Saint~~ Lucie Inlet Management Plan as outlined in the Interlocal Agreement between the Town and Martin County.

CONSERVATION ELEMENT (Element 6)

- Adjustments to the "purpose" to address current statute references.
- ~~**06.01.01.00**~~ **OBJECTIVE 6.1.1: ~~To meet or exceed the minimum air quality levels~~ Maintain an average Air Quality Index of "Good," as established by the Florida Department of Environmental Protection (FDEP).**
- ~~**06.01.01.04**~~ **Policy 6.1.1.4:** The Town promotes alternative transportation modes such as golf carts, as a means of protecting air quality and providing for energy conservation to reduce air pollution and support energy conservation.
- ~~**06.01.03.03**~~ **Policy 6.1.3.3:** The Town shall coordinate with SFWMD to develop a plan to reduce the use of the potable water supply to serve the irrigation needs of users within the municipal boundaries of the Town. The Town shall coordinate with SFWMD and Martin County to develop a plan to reduce the use of potable water supply to serve the irrigation needs of users within the urban services district boundaries of unincorporated Martin County who are served by SMRU. ~~The Town shall develop such a plan for SMRU that anticipates the irrigation needs of a total population of 29,500 persons (Source: SFWMD Upper East Coast Water Supply Plan) in its service area by the year 2040,~~

~~which includes 3,800 persons as the seasonal peak population of the Town (Source: Data and Analysis).~~

Added per Town Commission and LPA:

- **Policy 6.1.6.4:** The Town's LDR's should encourage the preservation of existing trees on all parcels to the greatest extent feasible and practical.

- ~~**06.01.08.00 OBJECTIVE**~~ **6.1.8: To continue to seek, through joint private, federal, state, county and town partnerships, the acquisition of environmentally sensitive lands which protect unique, rare or endangered habitats and enhance the survival of endangered flora and fauna species for conservation and stewardship of critical environmentally sensitive habitats.**

Added per Community Survey results:

- **Policy 6.1.8.2** The Town should establish a process for accepting private donations of environmentally sensitive land that can serve as conservation and open space.

Buchanan

M E M O R A N D U M

To: **Town Manager & Town Commission**

From: **Kyle B. Teal, Esq.**

Re: **Proposed Amendments to Appeals Process for Discussion**

Date: **May 8, 2026**

Appeals pertaining to "any requirement, decision or determination made by the administrative official, including interpretations, approval or denial of applications, conditions of development approval, and decisions made with regard to the enforcement of" the LDRs are governed by Article X, Division 8 of the LDRs. Section 8.02 provides that "[a]ll appeals shall be filed in writing within 30 days after rendition of the development order, or determination from which such appeal is taken, or the right to appeal shall be barred." Section 8.04 provides:

> **Suspension of work until appeal resolved**
>
> When an appeal has been filed, all proceedings and work on the premises that is related to the subject of the appeal shall cease until the appeal is resolved pursuant to this division unless the building official certifies to the town commission that, because of facts stated in the certificate, a stay would cause imminent peril to life and property, in which case proceedings or work shall not be stayed except by a restraining order which may be granted by the town commission or by a court of competent jurisdiction based upon due cause shown of imminent peril to life and property.

This section does not require the filing of a simple "notice of appeal," which other municipalities and appellate courts often permit. Adding this to the code would provide those with standing and/or commissioners who want to assert their rights to appeal a quasi-judicial or administrative determination an easier means of preserving their objections more efficiently at the municipal level. The use of a simple, straightforward Town-approved form would avoid ambiguity in the process.

Additionally, the "suspension of work" as drafted above is vague as it is not clear what "all proceedings and work" encompasses. As it stands, any stay effectuated by this language would only commence upon filing of the *appeal itself* which is more onerous than a filing a simple Notice of Appeal. This puts the Town in a position where it may be required to proceed in effectuating a

development approval and later having to walk it back in the event an appeal is successful. It may also put property owners and applicants in a position where they cannot secure a stay of the Town's directive until they, or their counsel, have endured an onerous appeals process and effectively submitted the complete argument they intend to present.

The commission may consider amending this LDR if the Town is inclined to provide clarity and add safeguards to its appellate procedures. To properly require (1) a notice of appeal and (2) a more comprehensive stay upon receipt of the notice of appeal, we offer the following language for discussion:

Sec. 8.02. - Appeal period.

All appeals must be initiated by submitting a written Notice of Appeal[1] with the Director of Building, Planning and Zoning and rendered payment to the town within 30 days of the development order, or determination to be appealed, or the right to appeal shall be barred. The Notice of Appeal shall be submitted through the use of the Town's form. ~~of the development order, or determination from which such appeal is taken, or the right to appeal shall be barred~~. A development order shall be considered rendered for purposes of an appeal from the administrative official on the date of the administrative official's written determination and, in the case of an appeal from the development review board~~:~~, the development order shall be considered rendered on the date of the written development order.

Sec. 8.04. - ~~Suspension of work until appeal resolved.~~ Stay pending appeal.

When a~~n~~ Notice of Appeal has been submitted,~~all proceedings and work on the premises that is related to the subject of the appeal shall cease~~ any action by any party that would be in furtherance of the decision to be reviewed is stayed until the appeal is resolved pursuant to this division unless the building official certifies to the town commission that, because of facts stated in the certificate, a stay would cause imminent peril to life and property, in which case proceedings or work shall not be stayed except by a ~~restraining~~ order which may be granted by the town commission or by a court of competent jurisdiction based upon due cause shown of imminent peril to life and property. A stay under this section shall only be effective with respect to the specific portion or aspects of the decision that are subject to the appeal. No other pending or future actions unrelated to the challenged portion shall be automatically stayed unless expressly included in the appeal or separately ordered. All appeals under this section shall be heard at the next regularly scheduled commission meeting in accordance with all applicable notice requirements. A stay under this section may be lifted by order of the town commission or automatically upon withdraw of the appeal by the appellant.

[1] See form template attached hereto.

Sec. 8.05. Hearing procedure.

All parties shall submit all evidence and materials supporting their arguments no later than 14 days prior to the scheduled commission hearing. Evidence and material submissions shall include, but are not limited to, reports, documents, expert opinions, and other relevant documents. All parties shall exchange and provide to the town clerk, no later than seven (7) days prior to the hearing, the names and contact information of all witnesses they intend to call. All parties shall submit their demonstrative aids, such as PowerPoint presentations or other visual materials, no later than three (3) days prior to the hearing. Such demonstrative aids shall be relevant and may include diagrams, maps, or other visual representations supporting a party's argument. Parties shall be given an opportunity to present their cases, examine witnesses, and respond to questions.

DATE OF PAYMENT:

_____

_____
TOWN CLERK

NOTICE OF APPEAL

NOTICE IS HEREBY GIVEN that the following party submits this appeal to the Town Commission:

Appellant Name: _____ Email: _____

Address: _____ Phone #: _____

Agent Name: _____ Email: _____

Address: _____ Phone #: _____

EXPLANATION OF APPEAL: _____
_____
_____
_____
_____
_____
_____
_____
_____
_____

RELEVANT TOWN REGULATION(S):_____
_____
_____
_____
_____

_____ _____ _____
Signature of Owner or Agent—REQUIRED Printed Name Date

Buchanan

M E M O R A N D U M

To: **Town Manager & Town Commission**

From: **Kyle B. Teal, Esq.**

Re: **Basements**

Date: **May 8, 2026**

As a follow up to my memoranda dated March 16, 2026, and April 13, 2026, I am revisiting the issue of clarifying or amending the Land Development Regulations ("LDRs") to eliminate a purported "exception" to the allowable Floor Area limitations through the use of basements as "non-living space."

I recommend that, if it is inclined to amend the relevant LDRs, the Commission consider adopting Option 4 of the options detailed below. Option 4 would impose, as a condition of approval for applicants seeking to construct basements, the execution of a Town-approved restrictive covenant requiring that the basement area remain "non-living space" in perpetuity. Such a covenant would run with the land and would be subject to enforcement measures if violated (e.g., if the owner sells the home advertising the basement as living space).

This approach is consistent with existing LDR provisions. The current LDRs already contemplate that basement areas "not designated as living space do not count as floor area." The restrictive covenant requirement merely formalizes and enforces that existing distinction in a manner that runs with the land. Accordingly, this option is properly characterized as a clarification of existing law, rather than an imposition of a new or more restrictive regulation.

As discussed, the Commission should be mindful of Florida Senate Bill 180 (2025) ("SB 180"), which purportedly restricts local governments from adopting LDRs deemed "more restrictive or burdensome" on development. Because the restrictive covenant requirement is grounded in, and consistent with, the Town's existing LDR framework — instead of constituting a new regulatory restriction — it could not run afoul of SB 180. The requirement does not prohibit construction or development; it clarifies the conditions under which a basement qualifies as non-living space and preserves that status in perpetuity through a recorded instrument executed by the applicant as a condition of permit approval. This is a clarification of what the LDRs already require, and not a new, more restrictive law.

Please find a proposed template for such a covenant attached hereto.

For ease of reference, please see the options we've discussed so far at the last few Commission meetings:

I. Basement Regulations & Maximum Floor Area

Currently, the relevant LDR definitions read as follows:

> *Basement:* A part of a building which:
>
> 1. Has a ceiling which is no higher than three feet above the adjacent ground level if located within the footprint of the first floor, or
>
> 2. Has a ceiling which is completely below ground level if located outside the footprint of the first floor. (See Illustration 1: Basement, Exhibit A)

App. A, Art. II, Sec. 1.

> *Floor area:* The sum of all of the areas of building floors and areas under certain other structures, measured as provided in article IV, section 2.01.
>
> *Living space:* A space within a dwelling unit utilized for living, sleeping, eating, cooking bathing, washing and sanitation purposes.
>
> > Living space within a basement that was developed prior to the adoption of this ordinance, shall not be included in non-conforming uses providing the property is not redeveloped over 50 percent.

Id.

Article IV, Section 2.01 reads as follows:

> **Sec. 2.01. - Floor area.**
>
> Floor area is measured as follows:
>
> A. All areas on all floors of all buildings which are included within the outside faces of their exterior walls, including floor penetration areas for circulation and shaft areas that connect one floor to another, except basements and other floors below the first floor, which are counted as provided in paragraphs D and E of this section (See Illustration 14: Floor Area Measurement, Buildings, Exhibit A), plus
>
> . . . .
>
> D. Basement areas designated as living space are included in floor area calculations. Basement areas not designated as living space do not count as floor area, and no

floor or part of a floor which would otherwise qualify as a basement shall be disqualified as a basement due to access to ground level which is provided by light wells that:

1. Extend no more than four feet from the outside wall of the building and cumulatively occupy no more than 25 percent of the length of the first floor wall to which they are adjacent; and

2. Are configured such that they are not visible from:

   a. The building envelopes of neighboring properties; and

   b. Public rights-of-way.

E. Floors or parts of floors which are below the first floor, but do not qualify as basements, are counted as follows:

1. If the entire floor does not qualify as a basement, then the entire floor is counted as floor area.

2. If part of the floor does not qualify as a basement, then only that area which does not qualify as a basement is counted as floor area. (See Illustration 19: Floor Area Measurement, Basements, Exhibit A)

3. If a single wall of a floor which is below the first floor is exposed such that it no longer qualifies as a basement wall, but no floor area can be calculated due to the absence of a depth measurement, then the width of the exposed wall shall be multiplied by five feet to calculate the floor area of the exposed portion of the floor.

We have proposed a few potential legislative clarifications intended to address the Commission's concerns regarding the safety and environmental issues regarding the unintended basement floor area exception in the LDRs**: (1) limiting all basements, regardless of use, to 10 percent of the total residence square footage; (2) exempting basements from the square footage caps by allowing the 10 percent bonus for "mechanical storage" and/or "garage" space; (3) exempting certain rooms/uses from the "living space" definition, including but not limited to theaters, wine cellars, gyms, etc.; and/or (4) imposing the requirement that applicants seeking to construct basements agree to execute and record a Town-approved restrictive covenant requiring that the basement area remain non-living space in perpetuity.**

a. Option 1: Basements at 10% of Total Square Footage

Sec. 2.01. - Floor area.

Floor area is measured as follows:

B. All areas on all floors of all buildings which are included within the outside faces of their exterior walls, including floor penetration areas for circulation and shaft areas that connect one floor to another, except basements and other floors below the first floor, which are counted as provided in paragraphs D and E of this section (See Illustration 14: Floor Area Measurement, Buildings, Exhibit A), plus

. . . .

D. Basement areas up to 10% of the total floor area measured as provided in paragraph B ~~designated as living space are included in floor area calculations. Basement areas not designated as living space~~ do not count as floor area. ~~and n~~No floor or part of a floor which would otherwise qualify as a basement shall be disqualified as a basement due to access to ground level which is provided by light wells that:

1. Extend no more than four feet from the outside wall of the building and cumulatively occupy no more than 25 percent of the length of the first floor wall to which they are adjacent; and

2. Are configured such that they are not visible from:

   a. The building envelopes of neighboring properties; and

   b. Public rights-of-way~~.~~

E. ~~Floors or parts of floorswhich are below the first floor, but do not qualify as basements,~~ are ~~counted as follows:~~

~~1. If the entire floor does not qualify as a basement, then the entire floor is counted as floor area.~~

~~2.~~ ~~If part of the floor does not qualify as a basement, then~~ Only that basement area that which exceeds 10% of the total floor area ~~does not qualify as a basement~~ is counted as floor area. ~~(See Illustration 19: Floor Area Measurement, Basements, Exhibit A)~~

~~3.~~

F. If a single wall of a floor which is below the first floor is exposed such that it no longer qualifies as a basement wall, but no floor area can be calculated due to the absence of a depth measurement, then the width of the exposed wall shall be multiplied by five feet to calculate the floor area of the exposed portion of the floor.

b. Option 2: Vehicular Storage and/or Garages at 10% of Total Square Footage

Sec. 2.01. - Floor area.

Floor area is measured as follows:

C. All areas on all floors of all buildings which are included within the outside faces of their exterior walls, including floor penetration areas for circulation and shaft areas that connect one floor to another, except ~~basements and other floors~~ vehicular storage and/or garages below the first floor, which are counted as provided in paragraphs D, ~~and~~ E and F of this section (See Illustration 14: Floor Area Measurement, Buildings, Exhibit A), plus

. . . .

D. ~~Basement areas~~ Vehicular storage and/or garages below the first floor ~~designated as living space are included in floor area calculations. Basement areas not designated as living space~~ do not count as floor area when equal to or less than 10% of the total floor area measured as provided in paragraph B. ~~and n~~No floor or part of a floor which would otherwise qualify as ~~a basement~~ vehicular storage and/or a garage shall be disqualified as ~~a~~ such storage ~~basement~~ due to access to ground level which is provided by light wells that:

1. Extend no more than four feet from the outside wall of the building and cumulatively occupy no more than 25 percent of the length of the first floor wall to which they are adjacent; and

2. Are configured such that they are not visible from:

   a. The building envelopes of neighboring properties; and

   b. Public rights-of-way~~.~~

E. Where vehicular storage and/or a garage exceeds 10% of the total floor area, ~~Floors or parts of floors which are below the first floor, but do not qualify as basements, are counted as follows:~~

~~1. If the entire floor does not qualify as a basement, then the entire floor is counted as floor area.~~

1.~~2.~~ ~~If part of the floor does not qualify as a basement, then~~ only that area which exceeds 10% of the total floor ~~does not qualify as a basement~~ is counted as floor area~~. (See Illustration 19: Floor Area Measurement, Basements, Exhibit A)~~

~~3.~~

F. If a single wall of a floor which is below the first floor is exposed such that it no longer below the first level ~~qualifies as a basement wall~~, but no floor area can be calculated due to the absence of a depth measurement, then the width of the exposed wall shall be multiplied by five feet.

c. Option 3: Exemptions from "Living Space" Definition

The life safety concerns over allowing bedrooms in a basement may be partially alleviated by including exemptions to the Town's definition of "Living Space" to include, but rooms such as theaters, wine cellars, gyms, etc.

d. Option 4: Restrictive Covenant

As stated at the beginning of this memo, it's my recommendation that the Town should consider imposing a requirement that applicants seeking to construct basements agree to execute and record a Town-approved restrictive covenant requiring that the basement area remain non-living space in perpetuity. Such a covenant would run with the land and would be subject to enforcement measures if violated (e.g., if the owner sells the home advertising the basement as living space). **A proposed template is enclosed for your consideration**.

A simple addition to the LDRs would accomplish this:

F. Applicants seeking approval for construction of a basement that would otherwise exceed the allowable floor area shall execute a binding declaration of restrictive covenant confirming under oath that the basement will not be used as "living space" within the meaning of these LDRs.

WHEN RECORDED RETURN TO:

Kyle B. Teal
Buchanan Ingersoll & Rooney PC
2 South Biscayne Boulevard, Suite 1500
Miami, FL 33131

DECLARATION OF RESTRICTIVE COVENANT

This Declaration of Restrictive Covenant ("Covenant") is executed as of this___ day of _____, 20__ (the "Effective Date"), by and between_____ ("Owner"); and the Town of Jupiter Island, a Florida municipal corporation ("Town").

RECITALS

WHEREAS, Owner is the fee simple owner of certain real property located in the Town of Martin, Florida, legally described as follows (the "Property"):

[INSERT LEGAL DESCRIPTION]

Parcel Identification Number: _____

WHEREAS, Owner has applied for or intends to apply for a development permit to construct a basement within a structure on the Property;

WHEREAS, the Town's Land Development Regulations ("LDRs") provide that basement areas not designated as living space do not count as floor area for purposes of calculating maximum allowable floor area;

WHEREAS, as a condition of receiving the floor area exclusion afforded to non-living space basements under the LDRs, the Town requires that Owner covenant and agree that the basement shall remain non-living space in perpetuity; and

WHEREAS, Owner agrees to execute and record this Covenant as a condition of the Town's approval of the applicable development permit.

NOW, THEREFORE, in consideration of the Town's approval of Owner's development permit application, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Owner hereby covenants and agrees as follows:

ARTICLE I – COVENANT OF NON-LIVING SPACE USE

1.1 Restriction. The basement of the structure located or to be constructed on the Property, more particularly described as:

> [INSERT DESCRIPTION OF BASEMENT AREA, e.g., approximate square footage, location within structure with site plan attached and incorporated by reference] (the "Basement") shall not be used, converted, advertised, marketed, leased, or otherwise designated as "living space" as defined in the Town's LDRs, as may be amended from time to time. As of the date of this Covenant, "living space" is defined in the LDRs as: a space within a dwelling unit utilized for living, sleeping, eating, cooking, bathing, washing, and sanitation purposes.

1.2 Prohibited Uses. Without limiting the foregoing, Owner shall not, and shall not permit any successor, tenant, occupant, or other person to:

(a) Use the Basement as a bedroom, sleeping area, kitchen, full bathroom, or any other area constituting living space under the LDRs;

(b) Advertise, list, market, or represent the Basement as living space or habitable space in any real estate listing, sale, lease, or conveyance document;

(c) Apply for or obtain any permit, certificate of occupancy, or approval that would designate or classify the Basement as living space without first obtaining an amendment to or release of this Covenant from the Town in accordance with applicable law and LDRs; or

(d) Take any action intended to circumvent the restrictions set forth in this Covenant.

1.3 Permitted Uses. Nothing in this Covenant shall prohibit the use of the Basement for purposes that do not constitute "living space" under the LDRs, including but not limited to mechanical equipment rooms, storage, garages, wine cellars, home theaters, gyms, or similar non-living uses, provided such uses remain consistent with the LDRs and applicable building codes.

ARTICLE II – COVENANT RUNNING WITH THE LAND

2.1 Running with the Land. This Covenant shall run with the land and shall be binding upon Owner and Owner's heirs, successors, assigns, lessees, mortgagees, and all parties claiming by, through, or under Owner. This Covenant shall be appurtenant to and burden the Property and shall be enforceable against all future owners of the Property.

2.2 Recording. Owner shall, at Owner's sole cost and expense, cause this Covenant to be recorded in the Public Records of Martin County, Florida, prior to or contemporaneously with the issuance of the applicable development permit. Owner shall provide the Town with a copy of the recorded Covenant, including the Official Records Book and Page number or instrument number, promptly following recordation.

2.3 Notice to Successors. Owner shall provide written notice of this Covenant to any purchaser, transferee, or successor in interest to the Property prior to or at the time of any conveyance. Failure to provide such notice shall not diminish the enforceability of this Covenant against any successor or assign.

ARTICLE III – ENFORCEMENT

3.1 Town's Right to Enforce. The Town shall have the right, but not the obligation, to enforce this Covenant by any and all legal and equitable remedies available under Florida law, including but not limited to injunctive relief, specific performance, and recovery of damages.

3.2 Violations. A violation of this Covenant shall include, without limitation:

(a) Any use of the Basement as living space;

(b) Any advertisement, listing, or representation of the Basement as living space or habitable space; or

(c) Any failure to comply with the restrictions set forth in Article I.

3.3 Notice and Cure. Upon discovering an alleged violation, the Town shall provide Owner with written notice of the alleged violation. Owner shall have thirty (30) days from the date of such notice to cure the violation to the Town's reasonable satisfaction. If the violation is not cured within such period, the Town may pursue any available remedy.

3.4 Costs and Attorneys' Fees. In any proceeding to enforce this Covenant, the prevailing party shall be entitled to recover its reasonable attorneys' fees and costs from the non-prevailing party, as permitted by Florida law.

3.5 Non-Waiver. The Town's failure to enforce any provision of this Covenant at any time shall not constitute a waiver of its right to enforce such provision or any other provision thereafter.

ARTICLE IV – MISCELLANEOUS

4.1 Duration. This Covenant shall be perpetual and shall remain in full force and effect unless and until released or modified by the Town in accordance with applicable law and LDRs.

4.2 Amendment or Release. This Covenant may be amended or released only by a written instrument executed by the Town and the then-current owner(s) of the Property and recorded in the Public Records of Martin County, Florida. Any amendment or release shall require approval by the Town Commission.

4.3 Severability. If any provision of this Covenant is determined to be invalid or unenforceable, the remaining provisions shall continue in full force and effect.

4.4 Governing Law. This Covenant shall be governed by and construed in accordance with the laws of the State of Florida. Venue for any action to enforce this Covenant shall be in Martin County, Florida.

4.5 Entire Agreement. This Covenant constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior negotiations, representations, or agreements relating thereto.

IN WITNESS WHEREOF, the undersigned has caused this Declaration to be signed by its duly authorized representative, as of the day and year first above written.

WITNESSES

Signature:_____

Print name:_____

Date:_____

Signature:_____

Print name:_____

Date:_____

OWNER

_____

Date:_____

COUNTY OF MARTIN)

On this _____day of _____ , 20___, before me, a notary public, personally appeared _____ , the _____ of the_____ [the_____ of _____], a _____ , named in the foregoing instrument and acknowledged said instrument on behalf of the_____ ____.

_____
Notary Public

April 2026
General Fund
FY 2025-2026
Interim Financial Report

Town Commission Meeting

May 19, 2026

Town of Jupiter Island FY 2025/2026 Budget Summary			
Account Description	Adopted Budget 2025-2026	YTD Actual 4/30/2026	Target 58%
Total General Fund Revenues	$13,487,227	$12,187,689	90%
Transfers from Reserves	$100,000	$0	0%
Total Revenues	**$13,587,227**	**$12,187,689**	**90%**
Total Administration	$3,827,878	$2,095,458	55%
Total Public Safety	$6,319,911	$3,678,256	58%
Total Building Department	$950,057	$450,940	47%
Total Public Works	$2,489,381	$1,159,223	47%
Total General Fund Expenditures	**$13,587,227**	**$7,383,876**	**54%**
Year to Date Net Income		$4,803,813	

FY 2025-2026 Revenues

Account Description	Adopted Budget 2025-2026	PYTD Actual 4/30/2025 2024-2025	YTD Actual 4/30/2026 2025-2026	Actual % of Budget (Target 58%) 2025-2026
Ad Valorem	$10,800,744	$9,763,895	$10,609,456	98%
Total Other Taxes and Fees	$333,000	$174,123	$174,917	53%
Total Licenses and Permits	$850,500	$798,649	$333,061	39%
Total Intergovernmental Revenue	$330,700	$81,987	$222,028	67%
Total Charges for Services	$131,000	$63,474	$50,790	39%
Total Fines and Forfeits	$2,500	$2,279	$1,125	45%
Total Miscellaneous Revenues	$289,500	$407,307	$373,814	129%
Transfers from Interfunds	$749,283	$398,729	$422,498	56%
Subtotal Revenues	**$13,487,227**	**$11,690,444**	**$12,187,689**	**90%**
Transfer from Reserves	$100,000	$0	$0	
Total General Fund Revenues	**$13,587,227**	**$11,690,444**	**$12,187,689**	**90%**

FY 2025-2026 Expenses by Department

Account Description	Adopted Budget 2025-2026	PYTD Actual 4/30/2025	YTD Actual 4/30/2026	Actual % of Budget (Target 58%)
Total Administration - Payroll	$1,468,382	$728,298	$806,200	55%
Total Adminstration - Benefits	$937,556	$407,437	$530,173	57%
Total Administration - Operating	$1,411,940	$722,182	$741,394	53%
Subtotal	**$3,817,878**	**$1,857,917**	**$2,077,768**	**54%**
Total Administration - Capital	$10,000	$25,137	$17,690	177%
Total Administration	**$3,827,878**	**$1,883,054**	**$2,095,458**	**55%**
Total Public Safety - Payroll	$3,234,696	$1,698,171	$1,870,505	58%
Total Public Safety - Benefits	$1,109,035	$474,472	$741,643	67%
Total Public Safety - Operating	$1,511,380	$798,003	$791,271	52%
Subtotal	**$5,855,111**	**$2,970,646**	**$3,403,418**	**58%**
Total Public Safety - Capital	$464,800	$431,425	$274,837	59%
Total Public Safety	**$6,319,911**	**$3,402,071**	**$3,678,256**	**58%**
Total Building - Payroll	$408,640	$305,967	$226,173	55%
Total Building - Benefits	$150,540	$79,541	$57,829	38%
Total Building - Operating	$380,877	$946,888	$166,938	44%
Subtotal	**$940,057**	**$1,332,396**	**$450,940**	**48%**
Total Building - Capital	$10,000	$0	$0	0%
Total Building Department	**$950,057**	**$1,332,396**	**$450,940**	**47%**
Total Public Works - Payroll	$771,251	$336,240	$410,168	53%
Total Public Works - Benefits	$427,080	$191,850	$186,351	44%
Total Public Works - Operating	$770,050	$383,262	$260,550	34%
Subtotal	**$1,968,381**	**$911,352**	**$857,069**	**44%**
Total Public Works - Capital	$521,000	$48,392	$302,154	58%
Total Public Works	**$2,489,381**	**$959,744**	**$1,159,223**	**47%**
Total General Fund Expenditures	**$13,587,227**	**$7,577,265**	**$7,383,876**	**54%**

Balance Sheet as of 4/30/2026

Assets		
CASH GENERAL ACCOUNT - SEACOAST	$	546,158
MONEY MARKET-SEACOAST	$	1,291,722
CASH PAYROLL - SEACOAST	$	50,000
CASH FLEX SPENDING - SEACOAST	$	38,300
INVESTMENT POOL	$	2,389,723
INVESTMENT- FL PALM	$	11,228,670
INVESTMENT - SBA	$	3,714,742
PETTY CASH	$	550
ACCOUNTS RECEIVABLE	$	10,090
ACCOUNTS REC. - RETIREE BENEFITS	$	(107)
DUE FROM BEACH PROTECTION	$	34,512
DUE FROM CONSERVATION FUND	$	6,300
DUE FROM UTILITIES	$	116,107
PREPAID ITEMS	$	10,525
Total Assets	**$**	**19,437,292**
Liabilities		
ACCOUNTS PAYABLE	$	49
DUE TO O&M	$	836
DUE TO SCHOLARSHIP FUND	$	2,600
DUE TO OTHER GOV. UNITS	$	5,218
UNEARNED REVENUE	$	2,323,000
ACCRUED PAYROLL/BENEFITS	$	(17,078)
OVERPAYMENTS-RETIREES	$	774
DONATIONS	$	16
Total Liabilities	**$**	**2,315,416**
Reserves/Fund Balances		
NONSPENDABLE PREPAID	$	107,213
RESTRICT- ENFORCE FL BLDG CODE	$	3,732,426
RESTRICTED- LGIS CONSERVATION SURTAX	$	78,137
ASSIGNED FOR EMERGENCIES	$	1,000,000
ASSIGNED FOR COMPENSATED AB	$	115,000
ASSIGNED FOR UNINSURED LOSS	$	80,000
DESIGNATED FOR PUBLIC SAFETY DEPARTMENT	$	494
FUND BALANCE	$	7,204,794
CHANGE IN FUND BALANCE - Current	$	4,803,813
Total Reserves/Fund Balances	**$**	**17,121,876**
Total Liabilities and Fund Balance	**$**	**19,437,292**

General Fund Reserves

Account Description	Audited YE 2022	Audited YE 2023	Audited YE 2024	Audited YE 2025	Adopted Budget FY 2026*
Beginning Fund Balance (Reserves)	9,033,098	6,237,564	9,585,872	9,247,173	9,090,281
Transfer from / to General Fund Reserves	2,247,916	3,060,930	-	-	-
Amount Budgeted/From Reserves GF,ConF,BeaF	(793,404)	-	(126,424)	(264,105)	(250,000)
Budget Amendment From Reserves	(385,000)	-	-	-	-
Total Available Fund Balance	**10,102,610**	**9,298,494**	**9,459,448**	**8,983,068**	**8,840,281**
Non Spendable-Pre Paid Expenses	71,269	127,833	32,933	107,213	107,213
Assigned to Uninsured Losses	80,000	80,000	80,000	80,000	80,000
Assigned to Compensated Absences	115,000	115,000	115,000	115,000	115,000
Assigned to Beautification, Scholarship, Public Safety	163,791	176,170	171,145	235,413	235,413
Assigned to Conservation Projects	431,990	431,989	431,981	364,587	364,587
Assigned to Emergencies	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Assigned to ARPA-2022, Restr. LGIS Surtax-2025	312,393			78,137	78,137
Restricted-Enforcement of FL Building Code		3,865,046	3,672,568	3,732,426	3,732,426
Unassigned Fund Balance (Reserves)	**8,836,382**	**7,495,335**	**7,661,322**	**7,188,068**	**6,967,144**
Total Fund Balance (Reserves)	**$ 11,010,825**	**$ 13,291,373**	**$ 13,164,949**	**$ 12,900,844**	**$ 12,679,920**

***Estimated/Unaudited at time of this Report**

TOWN OF JUPITER ISLAND
BUILDING DEPARTMENT REPORT
April 2026

To: Mayor & Town Commission
Through: Robert Garlo, Town Manager
CC: Kimberly Kogos, Town Clerk
From: Catherine Harding, Building, Planning and Zoning Director
RE: April 1 – April 3, 2026
Date: May 8, 2026

Building Activity

Town of Jupiter Island

Building Permits Issued

Month	2023	2024	2025	2026	2026 vs 2025 Difference	2025 vs 2024 Difference	2024 vs 2023 Difference
Jan	16	11	12	13	1	1	-5
Feb	13	12	12	12	0	0	-1
March	14	14	13	18	5	-1	0
April	12	22	31	17	-14	9	10
May	41	46	23		-23	-23	5
June	27	25	37		-37	12	-2
July	26	20	38		-38	18	-6
Aug	25	27	17		-17	-10	2
Sept	21	22	20		-20	-2	1
Oct	20	24	15		-15	-9	4
Nov	12	15	7		-7	-8	3
Dec	16	18	8		-8	-10	2
Total	243	256	233	60			

Town of Jupiter Island

Alterations (Interior only - No added Sq Ft)

Month	2023	2024	2025	2026	2026 vs 2025 Difference	2025 vs 2024 Difference	2024 vs 2023 Difference
Jan	0	0	0	0	0	0	0
Feb	1	0	2	0	-2	2	-1
March	0	0	0	2	2	0	0
April	0	3	2	3	1	-1	3
May	6	5	5		-5	0	-1
June	3	5	5		-5	0	2
July	3	2	3		-3	1	-1
Aug	1	1	0		0	-1	0
Sept	2	1	2		-2	1	-1
Oct	1	3	0		0	-3	2
Nov	1	4	0		0	-4	3
Dec	2	3	0		0	-3	1
Total	20	27	19	5			

Town of Jupiter Island

Additions (Added Sq Ft)

Month	2023	2024	2025	2026	2026 vs 2025 Difference	2025 vs 2024 Difference	2024 vs 2023 Difference
Jan	0	0	0	0	0	0	0
Feb	1	0	0	0	0	0	-1
March	1	0	0	1	1	0	-1
April	0	1	1	1	0	0	1
May	2	3	0		0	-3	1
June	0	0	0		0	0	0
July	1	0	4		-4	4	-1
Aug	0	2	0		0	-2	2
Sept	0	0	0		0	0	0
Oct	0	0	1		-1	1	0
Nov	0	0	0		0	0	0
Dec	0	0	0		0	0	0
Total	5	6	6	2			

Town of Jupiter Island

Demolition

Month	2023	2024	2025	2026	2026 vs 2025 Difference	2025 vs 2024 Difference	2024 vs 2023 Difference
Jan	0	0	0	0	0	0	0
Feb	0	0	1	0	-1	1	0
March	0	0	0	0	0	0	0
April	0	0	1	1	0	1	0
May	2	1	3		-3	2	-1
June	0	1	0		0	1	1
July	3	4	0		0	4	1
Aug	3	1	0		0	1	-2
Sept	0	0	0		0	0	0
Oct	1	0	0		0	0	-1
Nov	0	0	0		0	0	0
Dec	0	0	1		-1	1	0
Total	9	7	6	1			

Town of Jupiter Island

New Residents

Month	2023	2024	2025	2026	2026 vs 2025 Difference	2025 vs 2024 Difference	2024 vs 2023 Difference
Jan	0	0	0	0	0	0	0
Feb	0	0	0	0	0	0	0
March	0	0	1	0	-1	1	0
April	0	0	3	0	-3	3	0
May	6	6	0		0	-6	0
June	1	0	0		0	0	-1
July	0	1	1		-1	0	1
Aug	0	0	0		0	0	0
Sept	0	1	0		0	-1	1
Oct	0	0	0		0	0	0
Nov	0	0	0		0	0	0
Dec	0	0	0		0	0	0
Total	7	8	5	0			

Construction Revenue			
	Permits Issued	Construction Value	Building Fees
Jan	13	$304,011.00	$4,693.00
Feb	12	$2,296,414.00	$34,898.84
March	18	$5,605,336.77	$86,201.83
April	17	$4,138,118.58	$56,170.36
May			
June			
July			
Aug			
Sept			
Oct			
Nov			
Dec			
YTD	60	$12,343,880.35	$181,964.03

TOWN OF JUPITER ISLAND
BUILDING DEPARTMENT REPORT
April 2026

Development Review Board (DRB) Activity

DRB Meeting

The Building Department held a Development Review Board meeting on April 2, 2026. This month, there were two properties on the agenda.

Address	Request	Vote
79 Links Road	Addition of 113 square feet to the second floor for a walk-in closet, laundry room, and water closet.	Approved (with conditions)
169 South Beach	Addition of a basement under a previously approved garage.	Approved (with conditions)

Conditions:
Conditions for approval were discussed during the meeting and incorporated into the final Development Orders for each property.

The Development Orders for both properties were sent to board members, the applicants, and posted on the Town's website in a timely manner following the meeting.

DRB Workshop

On April 28, 2026, the Building Department held a training workshop for the Development Review Board in the conference room. This informal workshop featured the Town Attorney presenting information regarding variances, Sunshine Law requirements, Ex parte communication, and conflicts of interest.

The meeting concluded with a question-and-answer session, during which the board members expressed thoughtful questions and engaged in productive discussion regarding board procedures and legal responsibilities.

TOWN OF JUPITER ISLAND
BUILDING DEPARTMENT REPORT
April 2026

Town of Jupiter Island

Code Enforcement

Case #	Category	Status	Address	Date Filed	Date Closed	Origin
E2026-0083	VIOLATION OF LDR'S	CLOSED - VERBAL WARNING ISSUED	515 S BEACH RD	04/09/2026	04/09/2026	PUBLIC SAFETY
E2026-0084	VIOLATION OF LDR'S	CLOSED - NO VIOLATION	508 S BEACH RD	04/15/2026	04/17/2026	E-MAIL
E2026-0085	LANDSCAPE MAINTENANCE	OPEN - COMPLAINT RECEIVED	128 N BEACH RD	04/21/2026		SELF INITIATED
E2026-0086	LANDSCAPE MAINTENANCE	CLOSED - COMPLIED	525 S BEACH RD	04/13/2026	04/21/2026	SELF INITIATED
E2026-0087	WORK WITH OUT PERMIT	CLOSED - VERBAL WARNING ISSUED	2 BRIDGE RD	04/23/2026	04/23/2026	WALK IN
E2026-0088	WORK WITH OUT PERMIT	OPEN - COMPLAINT RECEIVED	71 LINKS RD	04/28/2026		SELF INITIATED
E2026-0089	VIOLATION OF LDR'S	CLOSED - NO VIOLATION	322 S BEACH RD	04/29/2026	04/29/2026	E-MAIL
E2026-0090	ILLEGAL SIGN	CLOSED - VERBAL WARNING ISSUED	508 S BEACH RD	04/30/2026	05/01/2026	E-MAIL

Jupiter Island Public Safety Department
April 2026
Activity Report

Monthly Activity By Month

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD 2026
Calls for Service	187	156	167	149									**659**
Arrests	1	0	2	1									**4**

Traffic & Marine Activity By Month

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD 2026
Traffic Stops	121	70	52	66									**309**
Vehicle Citations	6	4	5	8									**23**
Parking Citations	3	3	19	31									**56**
Vehicle Crashes	3	1	1	3									**8**
Marine Unit Activity	21	21	18	22									**82**

Major Crimes By Month

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD 2026
Robbery	0	0	0	0									**0**
Burglary	0	0	0	0									**0**
Theft	1	0	0	0									**1**
Auto Theft	0	0	0	0									**0**
Assault	0	0	0	0									**0**
Total	**1**	**0**	**0**	**0**									**1**

Jupiter Island Public Safety Department
April 2026
Activity Report

Other Crimes By Month

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD 2026
Fraud	1	0	0	0									**1**
Drug Violations	0	0	0	0									**0**
Trespassing	0	0	0	0									**0**
Vandalism	0	0	0	0									**0**
Disorderly Conduct	0	0	0	0									**0**
Lewd & Lascivious	0	0	0	1									**1**
Total	**1**	**0**	**0**	**1**									**2**

ALS Fire Rescue Responses By Month

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD 2026
Medical Calls	15	13	10	19									**57**
Medical Average Response Time	5.5 Mins	3.6 Mins	1.7 Mins	2.7 Mins									**3.3 Mins**
Fire Calls	15	11	12	9									**47**
Fire Average Response Time	4.8 Mins	3.2 Mins	2.8 Mins	4.2 Mins									**3.7 Mins**

Jupiter Island Public Safety Department
April 2026
Activity Report

Criminal Activity

Traffic Arrest / April 4, 2026; while conducting a lawful traffic stop, the operator of the vehicle was issued a criminal traffic citation with a mandatory court date for Driving While License Suspended Without Knowledge. The vehicle was turned over to a licensed driver.

Traffic Arrest / April 5, 2026; while conducting a lawful traffic stop, the operator of the vehicle was issued a criminal traffic citation with a mandatory court date for Expired Driver's License (more than 6 months). The vehicle was turned over to a licensed driver.

Lost/Stolen Property / April 13, 2026; Officers responded to the area of North Beach Rd for a report of a missing or stolen FedEx package from the mailbox. The reporting person received electronic confirmation that the package had been delivered but the package was not located.

Mentally Ill Person / April 14, 2026; Officers responded to multiple calls from a subject on N Beach Rd and upon arrival it was determined the subject was experiencing a mental breakdown. The subject's family was contacted and arrived to take control of the subject.

Traffic Arrest / April 15, 2026; while conducting a lawful traffic stop, the operator of the vehicle was issued a criminal traffic citation with a mandatory court date for No Valid Driver's License/ Never Issued. The vehicle was turned over to a licensed driver.

Fire / April 16, 2026; Officers responded to the area of the 100 block of Gomez Ave for a report of a fire. Upon arrival officers discovered a pile of burning yard waste debris smoldering in the back yard of the residence. The smoldering debris was extinguished, and the resident was issued a verbal warning for a town ordinance violation.

Involuntary Commitment; Baker Act / April 28, 2026; Officers responded for a Physician-initiated Involuntary Commitment order. Contact was made with the subject, and they were transported to the closest Baker Act receiving facility without incident.

Traffic Arrest / April 30, 2026; while conducting a lawful traffic stop, the operator of the vehicle was placed under arrest and issued a criminal traffic citation with a mandatory court date for No Valid Driver's License/Never Issued. The Driver was transported to the MC Jail and the vehicle was towed from the scene.

Jupiter Island Public Safety Department
April 2026
Activity Report

Hobe Sound Beach Statistics

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD 2026
Calls for Service-Day	4	6	7	7									**24**
Calls for Service-Night	2	2	4	0									**8**
Patrols	81	77	97	98									**353**
Traffic Stops	6	9	5	6									**26**
Medical Calls	1	1	2	1									**5**

Hobe Sound Beach Activity

DAYTIME 7am-7pm

Medical Call / April 14, 2026, 5:31 pm; Officers responded to a report of a fall involving an elderly subject with a head injury. Medical treatment was provided and the subject was transported to Saint Mary's Trauma Center by MC Fire Rescue.

Lewd and Lascivious / April 16, 2026, 3:38pm; Officers responded to the public beach for a report of a couple engaged in lewd behavior in a vehicle in the parking lot. Upon arrival the officers did not observe any illegal activity, the subjects left the area.

Attempt to Locate / April 17, 2026, 1:19pm; Officers received a call of an overdue elderly subject possibly fishing on the beach. A vehicle description was provided by a family member, and the subject was located on the beach. He was not in distress and made contact with his family by phone.

Traffic Crash / April 18, 2026 1:32pm; Officers responded to a parking lot crash at the public beach. The crash involved minor damage and a crash report was completed.

Traffic Crash / April 18, 2026, 1:36pm; A subject reported her vehicle had been damaged while parked at the public beach. Contact was made with the operator of both vehicles and a crash report was completed.

Jupiter Island Public Safety Department
April 2026
Activity Report

Animal Control Call / April 23, 2026, 8:12am; Officers responded to a report of a dog off leash attacking another dog. MC Animal Control was notified and the call was turned over to them upon their arrival.

Harassing Wildlife / April 24, 2026, 12:06pm; Officers responded to a delayed report of a subject possibly molesting a sea turtle nest on the public beach. Information was provided by the reporting person and all information was turned over to State Wildlife Officers for follow-up investigation.

NIGHTTIME 7pm-7am

No nighttime activity

Code Compliance- TOV Activity By Month

Violation Type	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Sep 2026	Oct 2026	Nov 2026	Dec 2026	YTD 2026
Parking in Right of Way	20	10	22	48									**100**
No Flag Persons Present	4	4	4	10									**22**
Working Outside Hours	0	1	1	1									**3**
Work with No Permit	0	0	0	0									**0**
All Other Violations	1	7	4	1									**13**
Total Violations	**25**	**22**	**31**	**60**									**138**
Officer patrols	1,000	901	1,070	1,082									**4,053**

Jupiter Island Public Safety Department
April 2026
Activity Report

Drone Activity By Month

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD 2026
Flights & Deployments	7	8	11	6									**32**

Fireworks / April 11, 2026; Officers deployed the agency drone in response to a report of fireworks in the area of the North Refuge beach just south of the inlet. The drone was deployed to confirm the report before committing resources to the area.

Lost Dog / April 19, 2026; Officers deployed the agency drone in response to a report of a lost dog in the area of the Forks. The drone was deployed in an effort to locate the missing dog. The dog was safely returned to its owner.

Upcoming Town Meetings and Events

2026

Date	Day	Time	Event/Meeting	Location
May 18	Monday	9am	SMRU Board Meeting	Island Room
May 19	Tuesday	9am	Town Commission and Beach Protection Meeting	Island Room
May 20	Wednesday	9am	Special Town Commission Meeting	Island Room
May 25	Monday	All Day	Memorial Day Holiday - Town Offices Closed	
June 4	Thursday	9am	Development Review Board	Island Room
June 22	Monday	1pm	Town Commission and Beach Protection Meeting	Island Room
July 2	Thursday	9am	Development Review Board	Island Room
July 3	Friday	All Day	Independence Day Holiday - Town Offices Closed	
July 21	Tuesday	10am	SMRU Board Meeting	Island Room
July 22	Wednesday	9am	Town Commission and Beach Protection Meetings	

6-May-26

Key	
Changes from Previous Schedule	
Development Review Board	
Town Hall Closed	
Municipal Election	

Agendas posted on Town Website: www.townofjupiterisland.com prior to the meeting